

DOWNEY

11,008 ATC

SITE



P PARKING LOT

SOUTH GATE

FOR SALE OR LEASE | 11810 CENTER STREET, SOUTH GATE, CA 90280

EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS



PROPERTY PRICING 01

PROPERTY DETAILS 02

PROPERTY OVERVIEW 03

AREA/PARCEL MAPS 04-06

MARKETING STRATEGY 07-10

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11810 CENTER ST, SOUTH GATE, CA 90280

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY PRICING

FOR SALE

45,681 SF OF IMPROVEMENTS ON 1.31 AC LOT

Unpriced: Bring All Offers

FOR LEASE

Rent per SF: \$1.00 Industrial Gross

Term: Negotiable

**SPACE MAY BE DEMISED INTO
TWO SUITES IF PREFERRED**



PROPERTY DETAIL

11810 CENTER ST, SOUTH GATE, CA 90280

Building Size	45,681 SF
Lot Size	1.31 AC / 57,064 SF
Office	7,700 SF (16.9%)
Warehouse	32,743 SF (71.7%)
Use	Industrial (manufacturing & warehouse)
Clearance Height	24'
Power	600 amps / 480v / 3 phase
Zoning	CDR3 / NL
Year Built	1958
Construction	Metal
Drive Ins	6 Total (16'w x 20' h)
Dock Highs	None
Cranes	Yes – 7 total
Parcel Number	6243-021-007



PROPERTY OVERVIEW

NAI Capital is pleased to present a unique opportunity to purchase or lease a highly functional 45,681 SF industrial building with 24' clear height in the warehouse and 600 amps of power. The property features a large yard perfect for manufacturing or other industrial uses. There are a total of 6 drive in doors and 7 cranes on site, plus an additional parking lot adjacent to the site on the corner of Center St and Wilson Ave. Alternatively, the site would be perfect for redevelopment, including uses such as self storage or ADU manufacturing.

AREA OVERVIEW

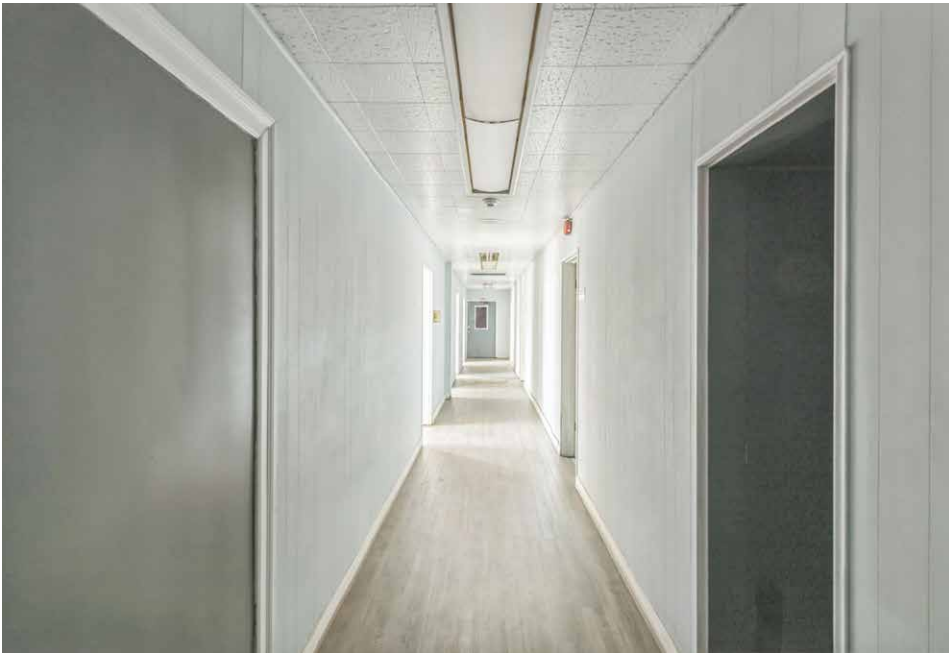
South Gate is a city in Los Angeles County, California that features a total of 7.35 square miles of land and is located just 7 miles southeast of Downtown Los Angeles. The city is part of the "Gateway Cities" region of southern LA County connecting Los Angeles, Orange County, and the Pacific Ocean, serving as an irreplaceable transit for goods and services. The industrial sector in South Gate thrives, with low vacancy rates, and a slightly below market lease rate compared to the broader LA County, making it an attractive location for new investment. It is adjacent to the bustling markets of Vernon and Downey/Commerce. The subject property enjoys a uniquely dynamic location just off the 710 Freeway / 105 Freeway interchange.

DEMOGRAPHICS

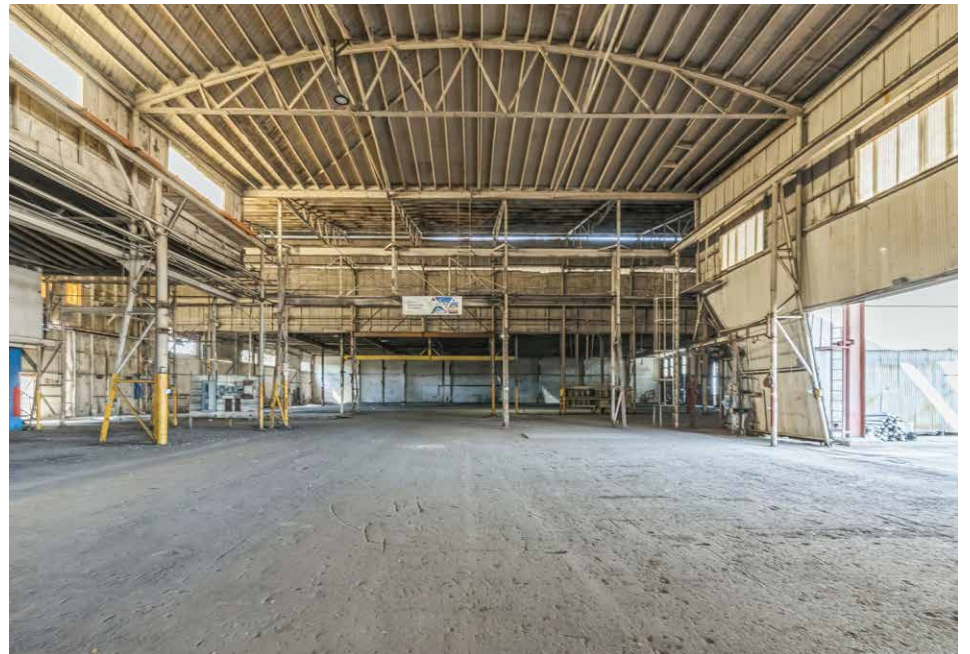
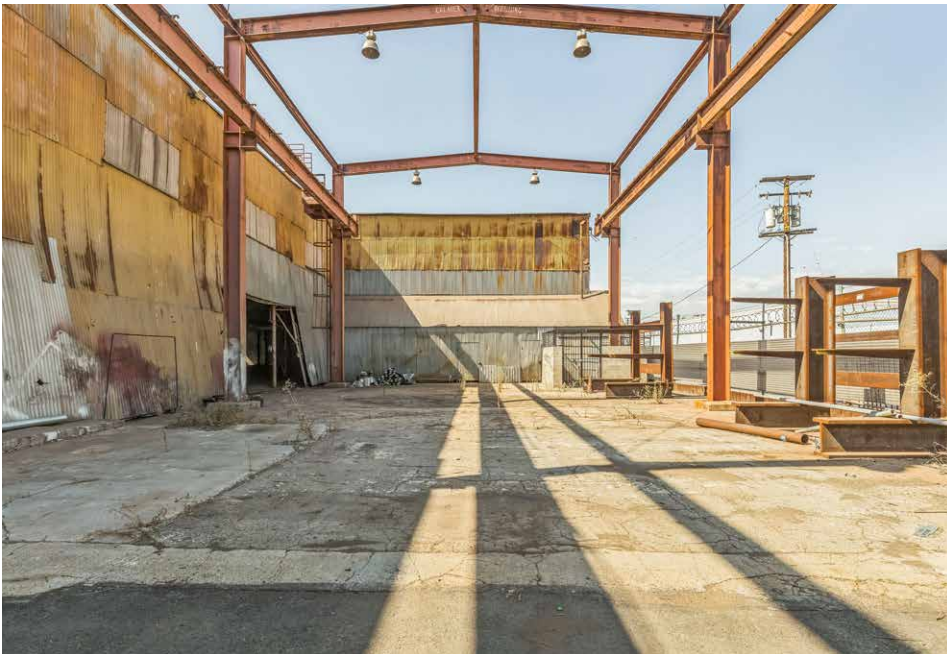
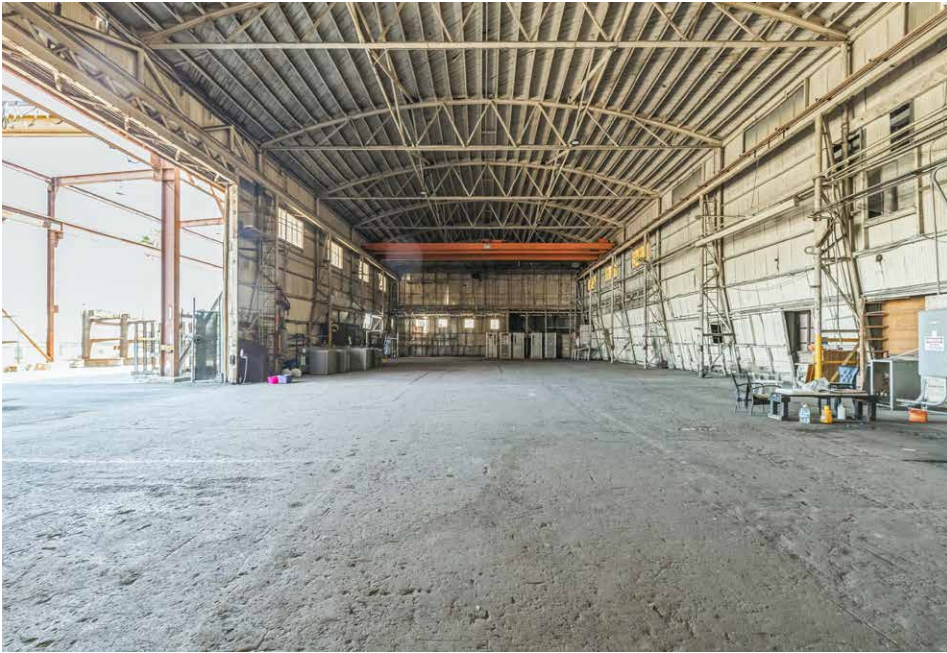
	1 Mile	3 Miles
Population	28,450	310,230
Household	7,329	77,854
Median Age	34.70	34.20
Median HH Income	\$71,862	\$64,868
Daytime Employees	8,558	86,500

Source: CoStar

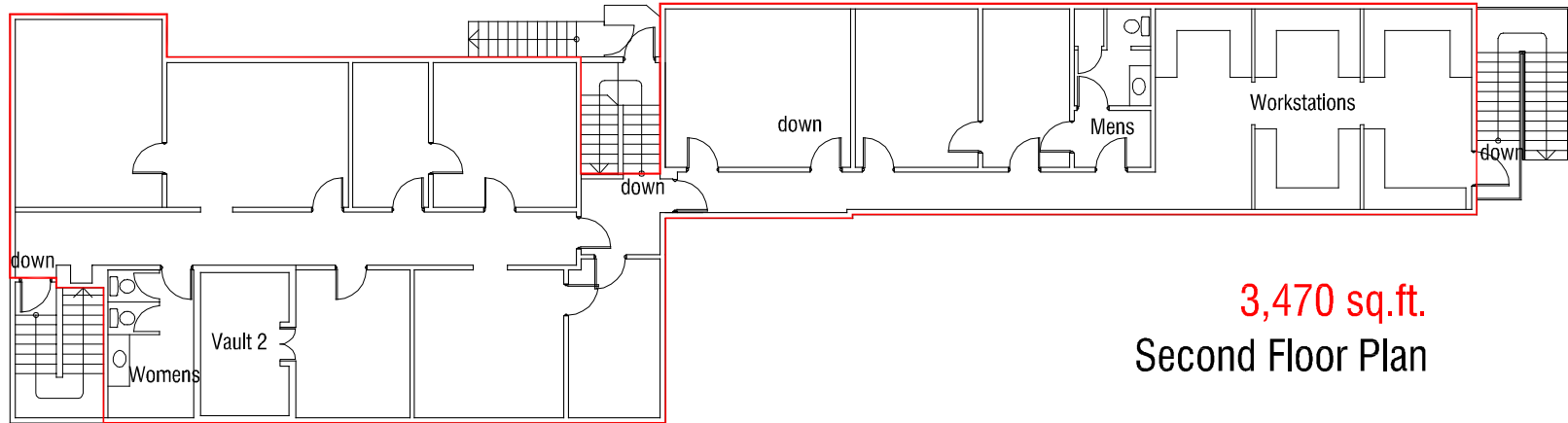
OFFICE PHOTOS



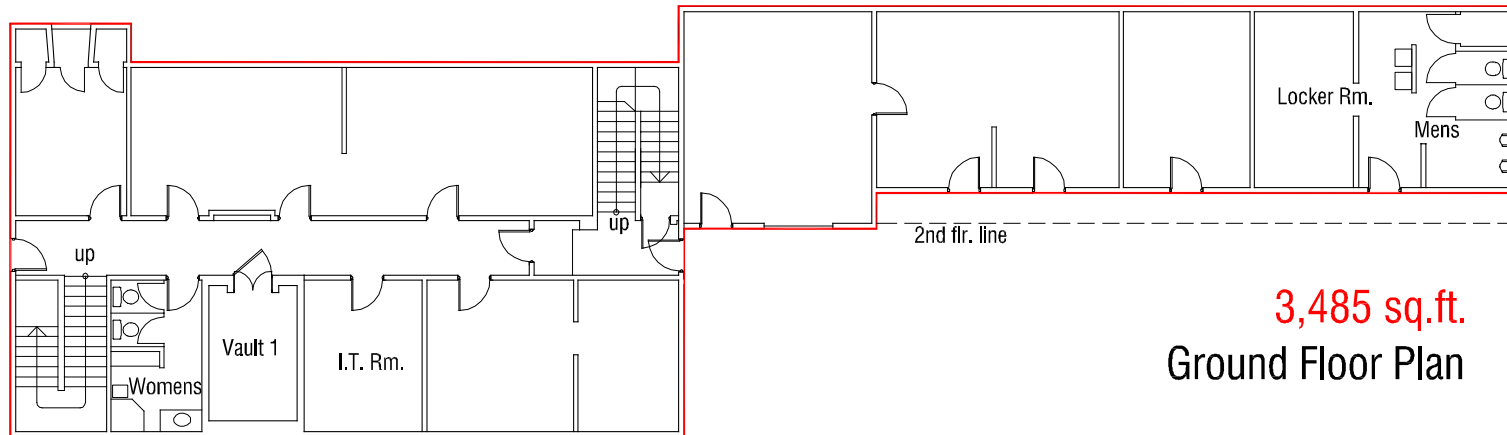
INTERIOR WAREHOUSE PHOTOS



SITE PLAN



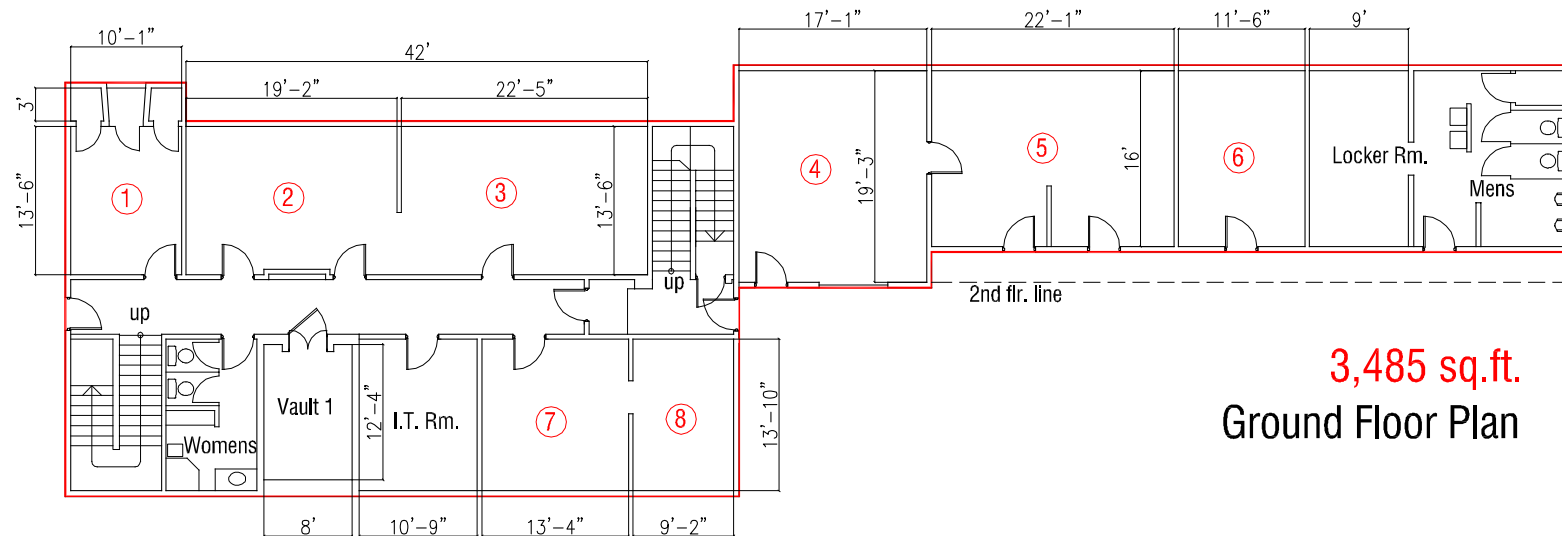
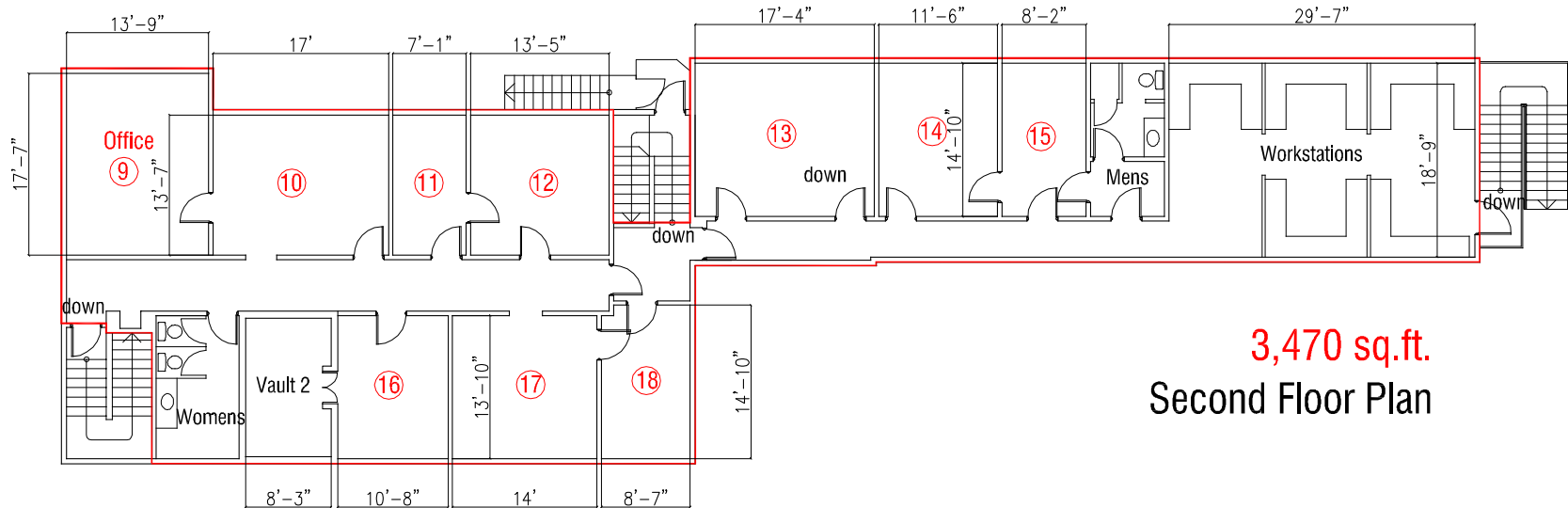
3,470 sq.ft.
Second Floor Plan



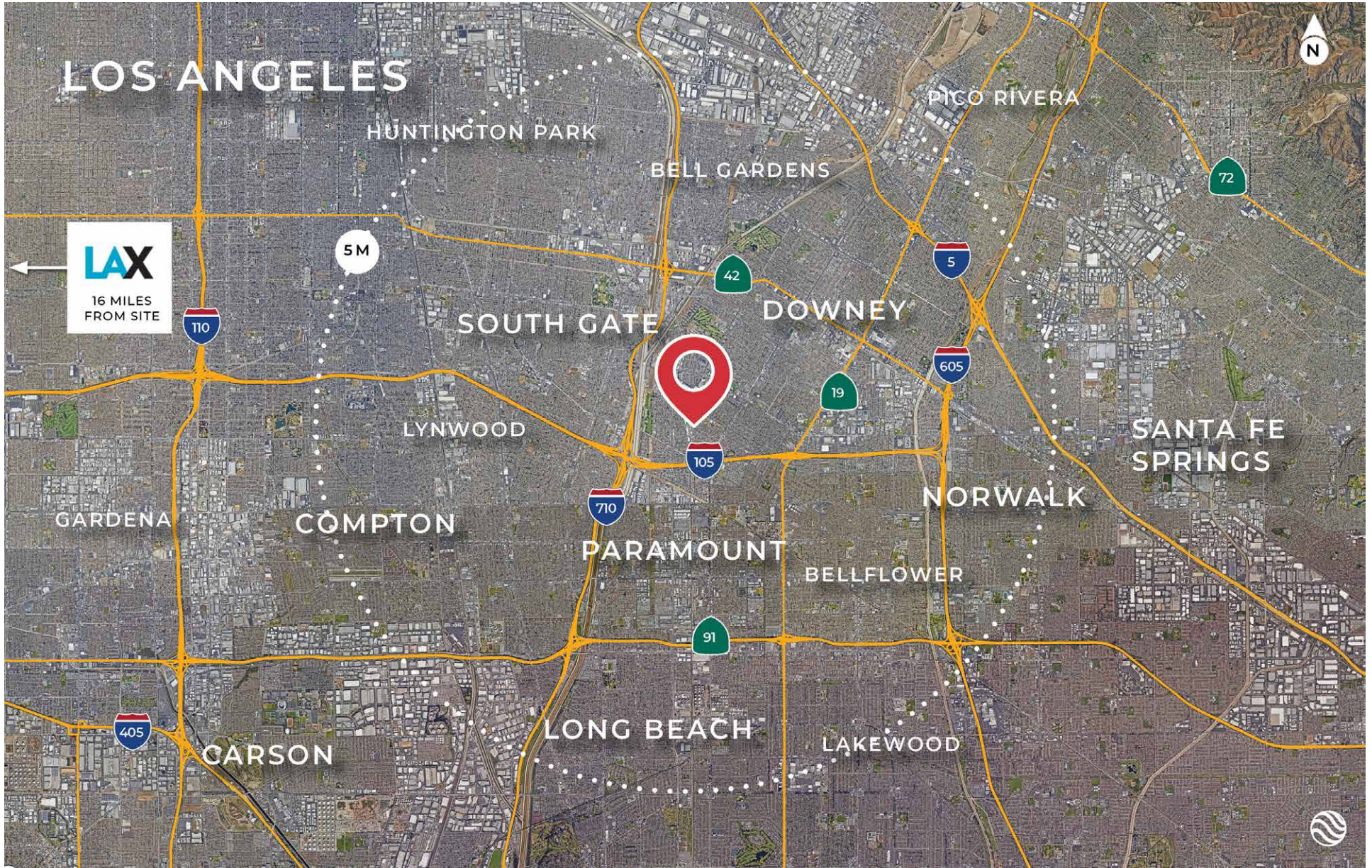
3,485 sq.ft.
Ground Floor Plan



SITE PLAN DIMENSIONS



AERIAL MAP



FREEWAY MAP

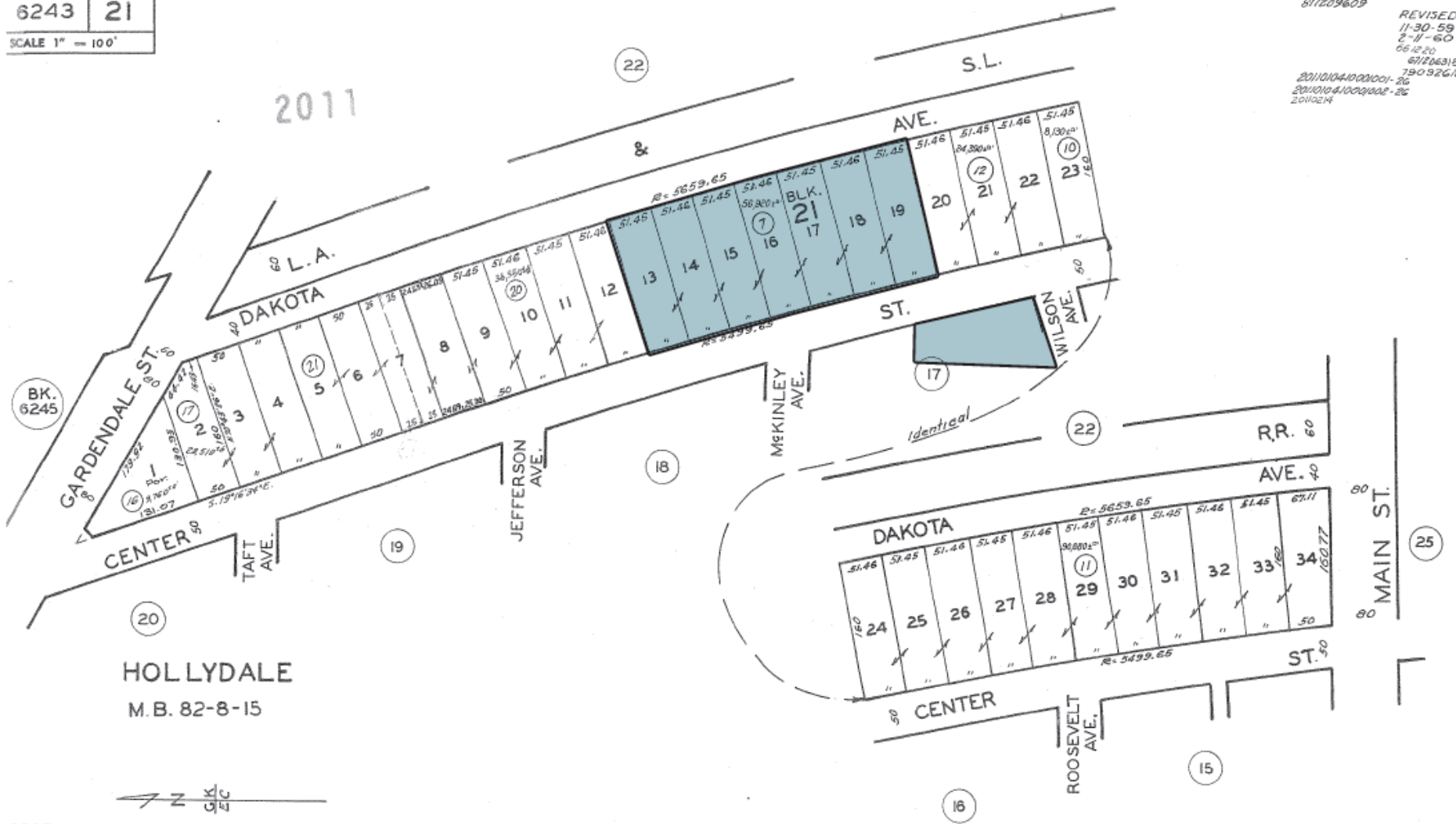


PARCEL MAP

6243 | 21

SCALE 1" = 100'

8/1209609
REVISED
11-30-59
2-11-60
06-12-20
6/12/03/15
790926/10
2011010410001001-26
201010410001002-26
2010214



HOLLYDALE
M.B. 82-8-15

CODE
15191

FOR PREV. ASSM'T. SEE:
6243-21

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



DOWNEY


11,008 ATC

INDUSTRIAL AVE

SITE



 **PARKING LOT**

CENTER ST

SOUTH GATE

WILSON AVE

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