

Rooftop Parking:  
234 Striped Spaces

San Miguel Ave.

4095 Firestone Blvd & 8625 San Vincente Ave  
South Gate, CA

Prime Infill Los Angeles Industrial Site  
+/-123,733 SF on 4.66 Acres

Firestone Blvd.



# Highlights

## Offering Highlights



Existing Logistics-Oriented Configuration w/ Manufacturing-Related Improvements



Supply Constrained Industrial City with a Base of 8.44M SF (No New Developments Under Construction)



Potential as Value-Add, Repositioning or Redevelopment Opportunity



Most Competitively Priced 100,000 SF or Larger Industrial Sale Listing in Infill Submarkets



Trophy Central Los Angeles Location



1.6% Industrial Vacancy Rate in City of South Gate as of Q1 2024 (4.1% in Greater LA Market)

## Property Highlights

±123,733 SF of existing industrial buildings

±202,870 SF of land (±4.66 acres)

1,000 Amp, 277/480 Volt power service (Verify)

Strategic

## Infill Location

5 miles from Downtown LA  
15 miles from from the Twin Ports of Los Angeles / Long Beach  
1.5 miles from the 710 (Long Beach) Freeway

10 DH Positions+  
7 GL Doors

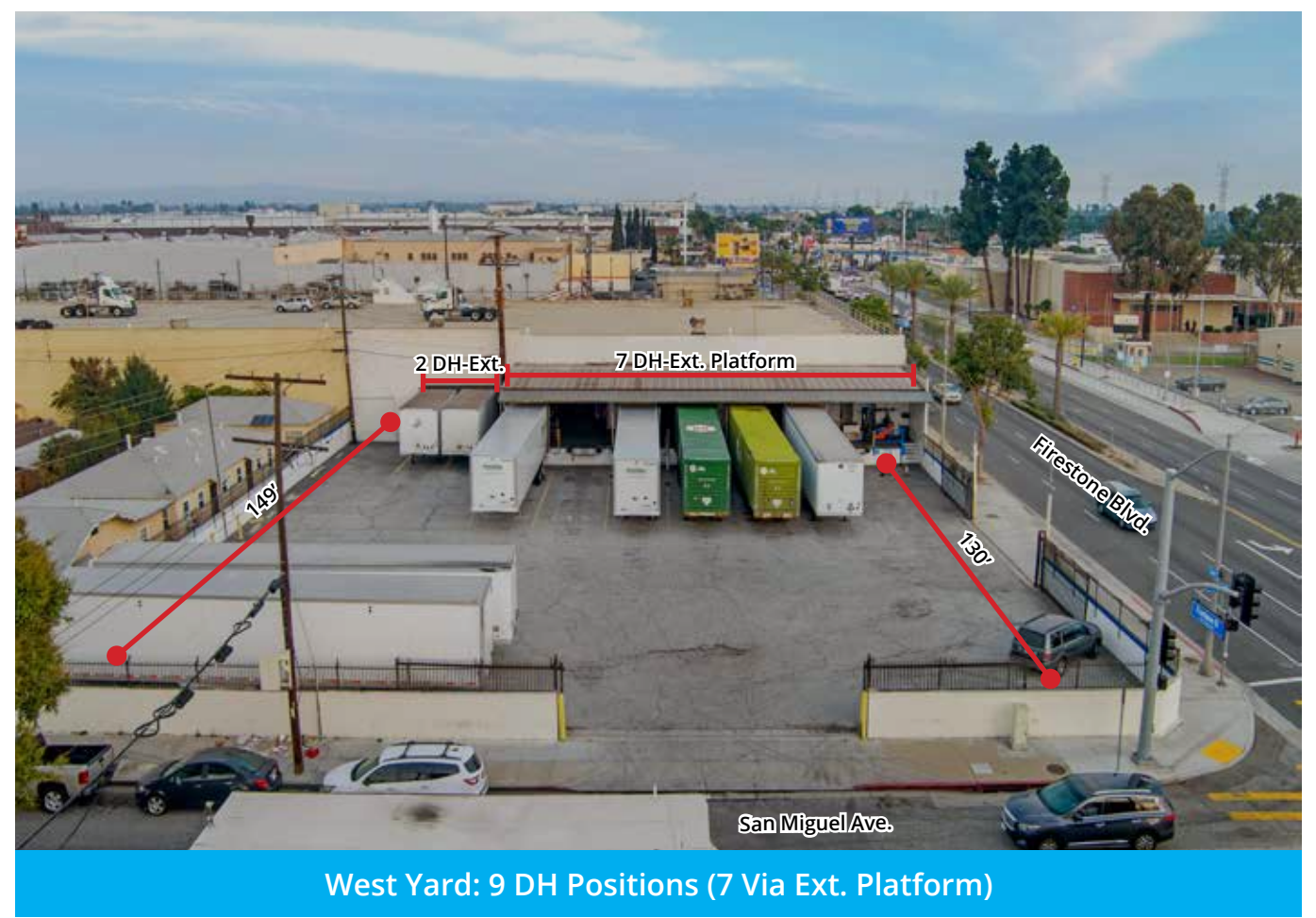
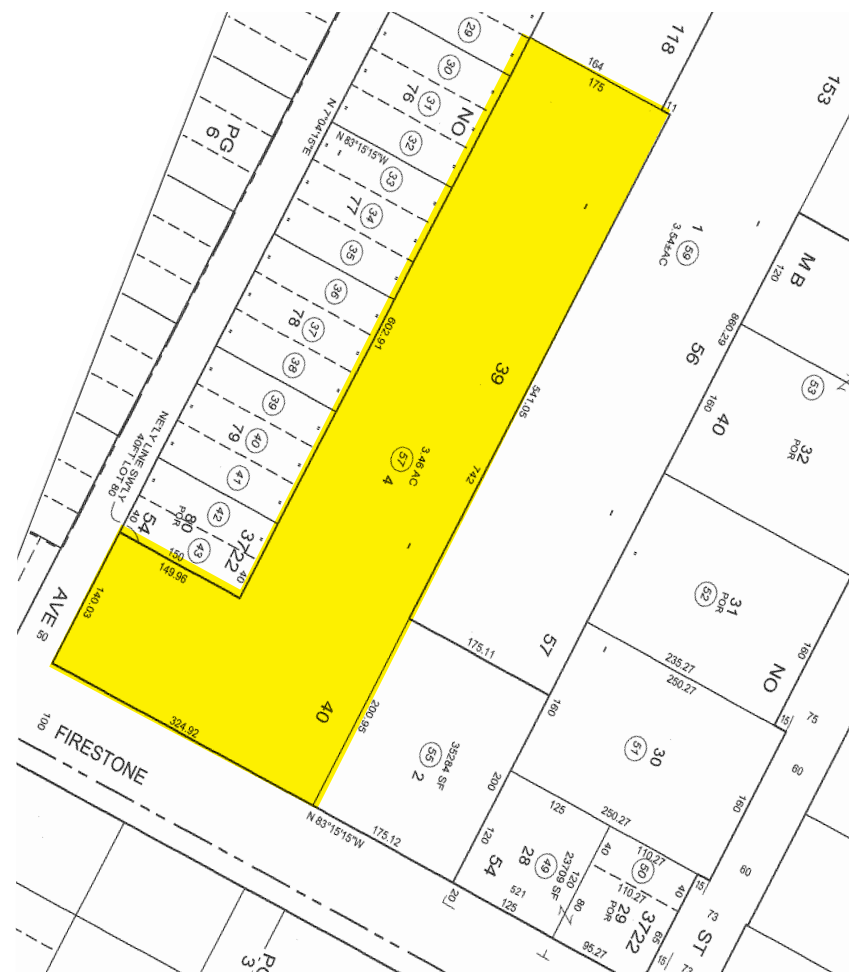


# Property Overview | Parcel 1- Primary Building

## 1. 4095 Firestone Blvd.

### Property Details

Year Built:	1968 (per Assessor)
Building Area:	±97,854 SF
Lot Size:	±150,718 SF (3.46 acres)
Loading:	<ul style="list-style-type: none"> <li>West Yard: 9 Dock High Positions (7 Via Ext. Platform)</li> <li>East Yard: 1 Dock-High Position ( Via Ext. Finger Dock) + 1 Grade-Level Door</li> <li>North Yard: 1 Grade-Level Door</li> </ul> Total: 10 Dock-High Positions + 2 Grade-Level Doors
Ceiling Clearance:	17'
Sprinklers:	Yes
APN:	6210-005-057
Zone:	Industrial Flex (IF) with Firestone Pedestrian Frontage Overlay
Construction:	Concrete Tilt-Up

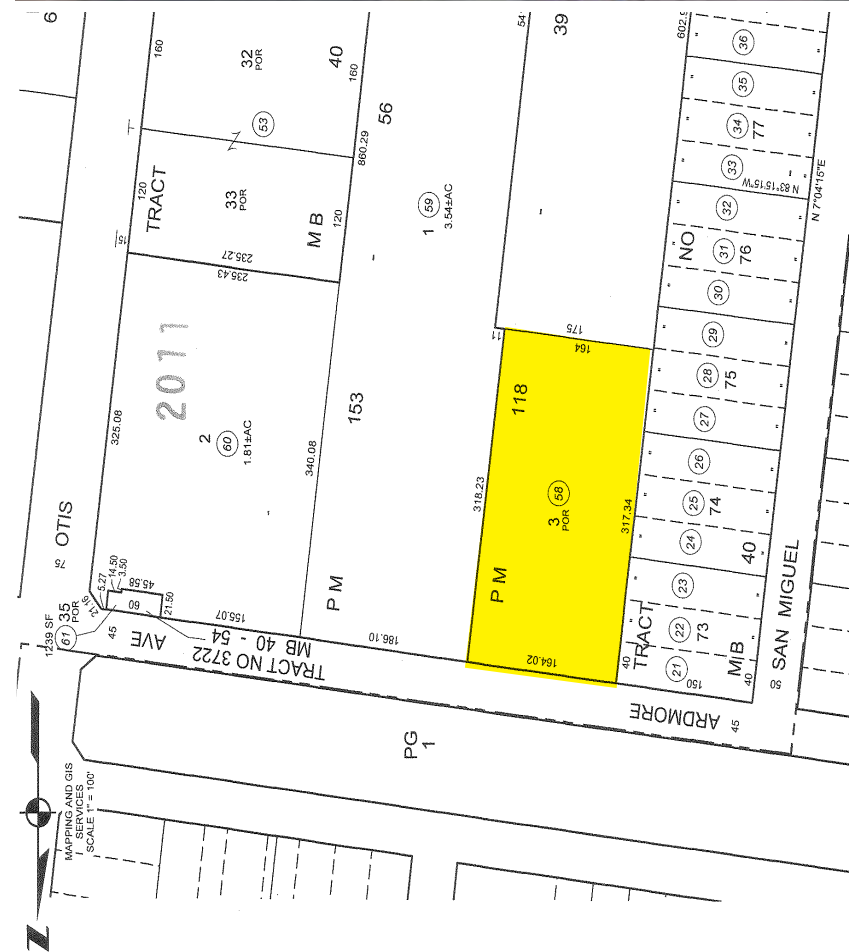


# Property Overview | Parcel 2- Misc. Structures

## 2. 8625 San Vicente Ave.

### Property Details

Building Area:	±25,879 SF Between Three (3) Freestanding Buildings
Lot Size:	±52,152 SF (1.20 acres)
Loading:	5 Grade-Level Doors
APN:	6210-005-058
Zone:	Industrial Flex (IF)
<b>Building A:</b>	Concrete Block Building
Building Area:	±3,885 SF
Loading:	2 Grade-Level Doors
Clearance:	14'.18"
<b>Building B:</b>	Metal Building
Building Area:	±17,666 SF
Year Built	1956
Loading:	3 Grade-Level Doors
Clearance:	12'
<b>Building C:</b>	Office Building
Building Area:	±4,328 SF
Year Built:	1949

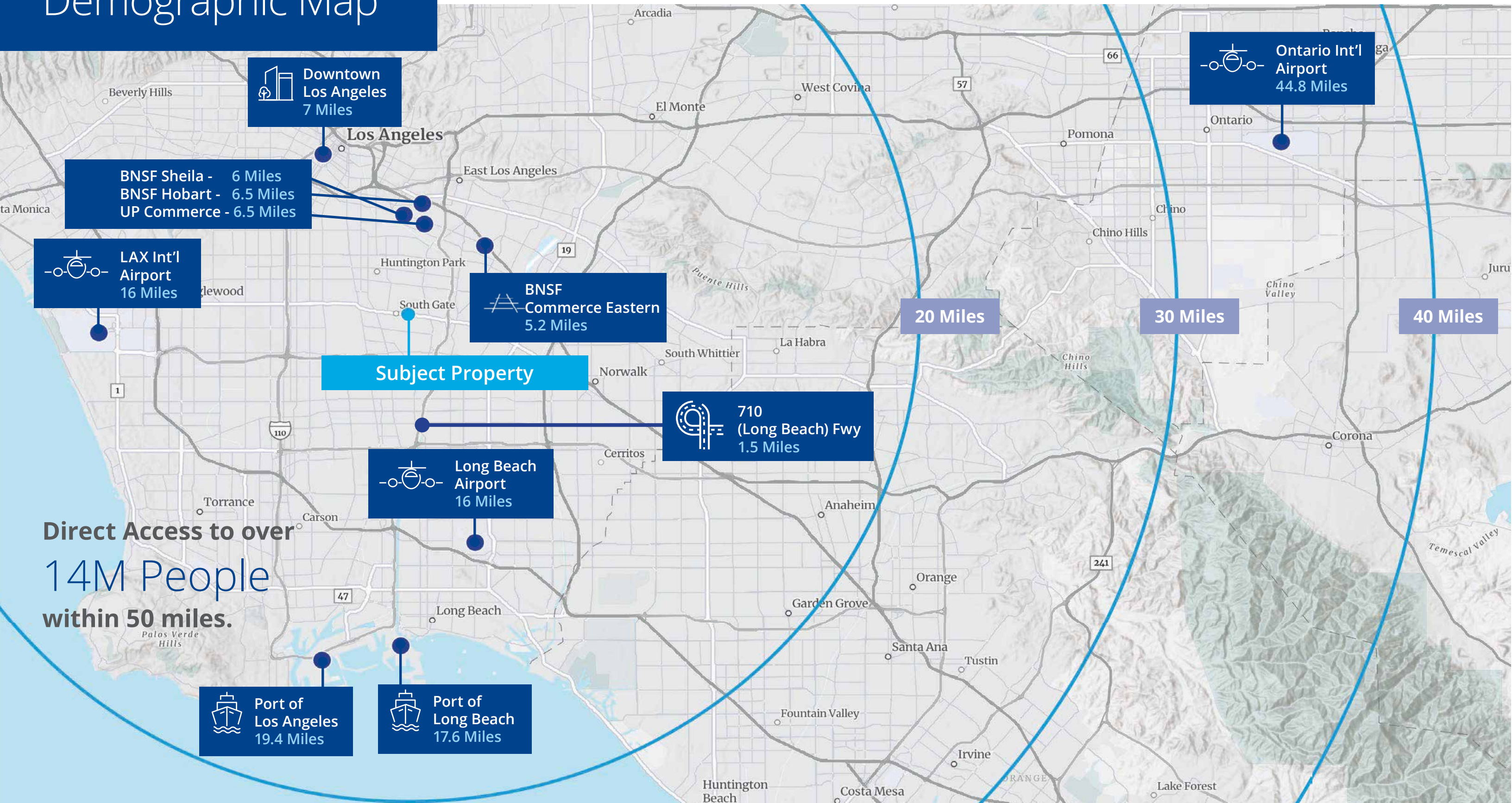


# Property Overview

	Clear Height	SF	Loading Doors
<b>(1) 4095 Firestone Blvd.</b>	17'	±97,854 SF	10 DH, 2 GL Doors
<b>(2) 8625 San Vicente Ave.</b>			
Building A - Concrete Block	14.18'	±3,885 SF	2 GL Doors
Building B - Metal Warehouse	12'	±17,666 SF	3 GL Doors
Building C - Office	N/A	±4,328 SF	N/A
<b>Total:</b>		<b>±123,733 SF</b>	<b>10 DH, 7 GL Doors</b>



# Demographic Map

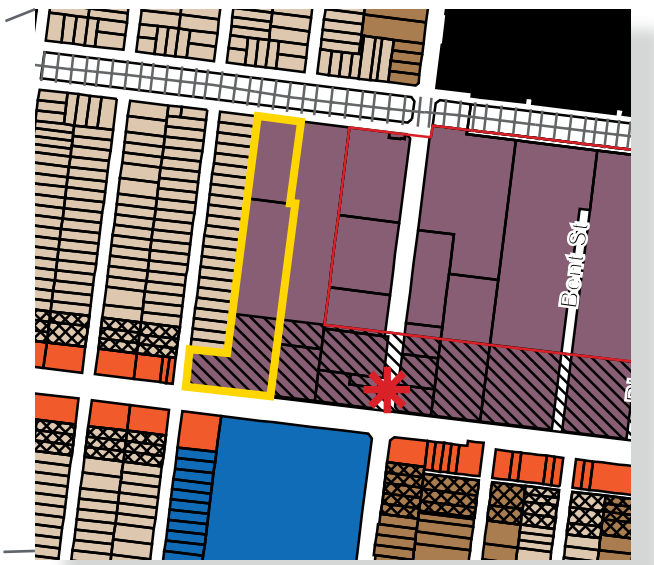
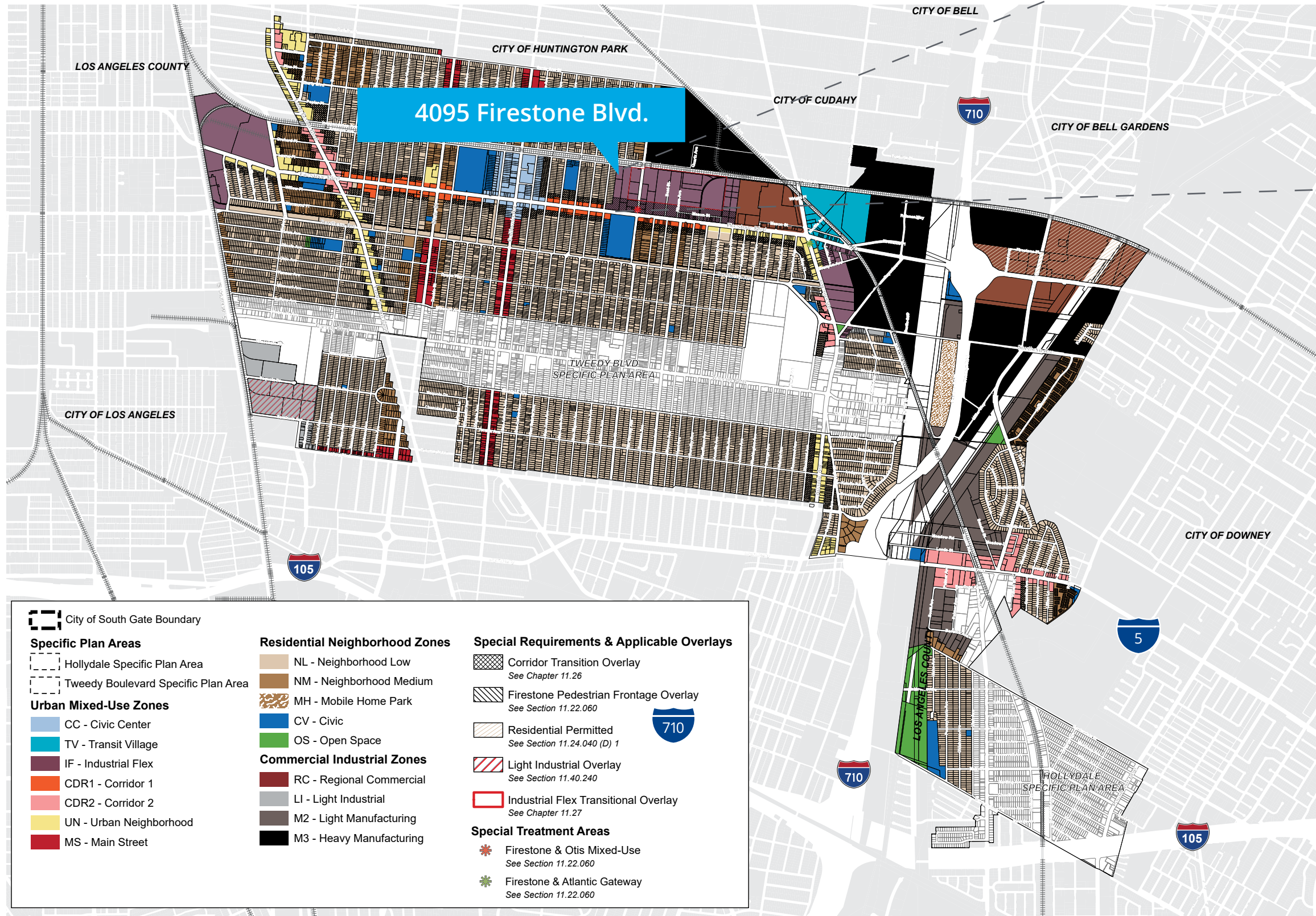


Direct Access to over  
14M People  
within 50 miles.

# Institutional Ownership Map



# The Location - Zoning Map



## Urban Mixed-Use Zones

IF - Industrial Flex

## Special Requirements & Applicable Overlays

Firestone Pedestrian Frontage Overlay  
*See Section 11.22.060*





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**Firestone Blvd.**

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