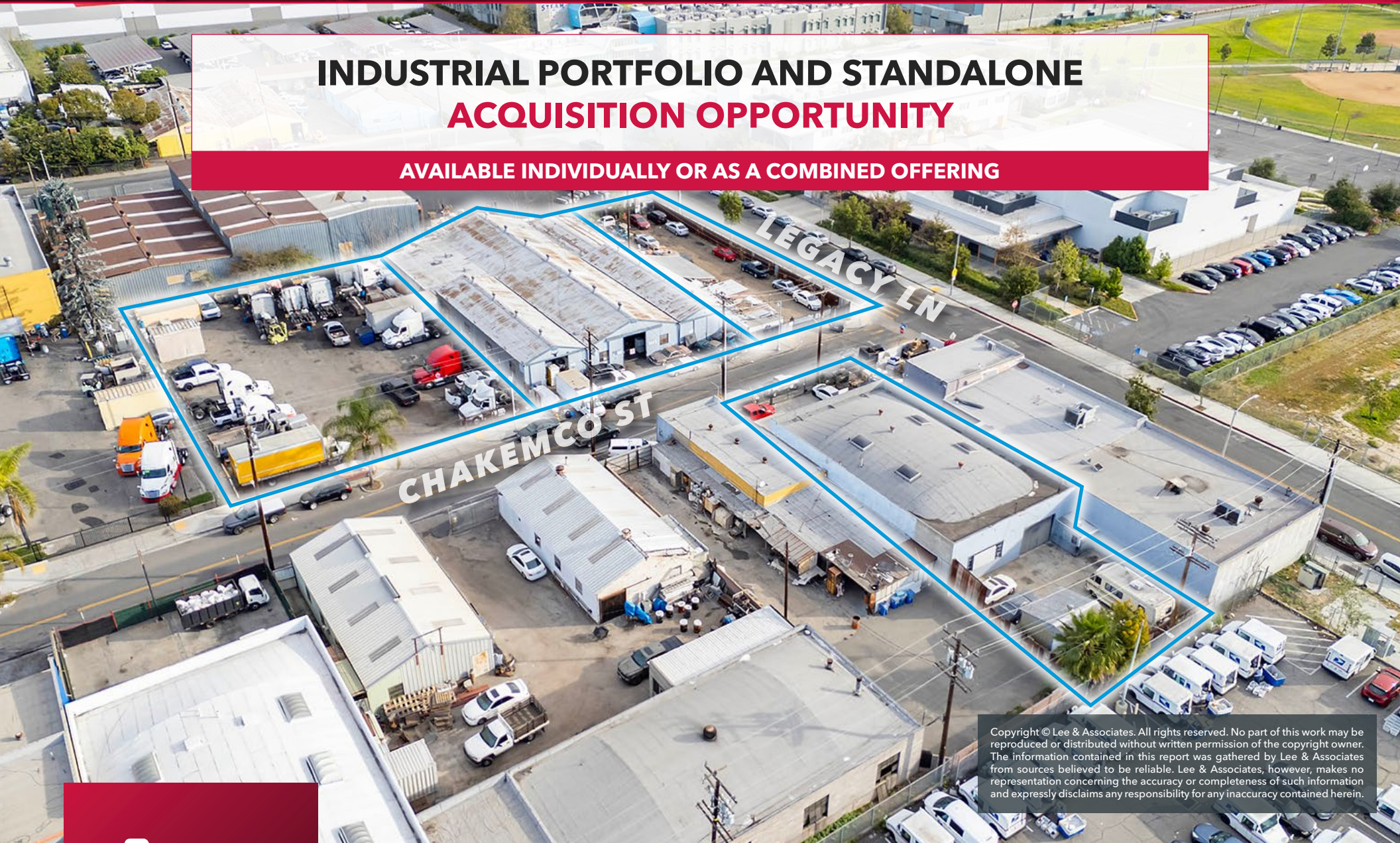


INDUSTRIAL PORTFOLIO AND STANDALONE ACQUISITION OPPORTUNITY

AVAILABLE INDIVIDUALLY OR AS A COMBINED OFFERING



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OFFERING SUMMARY

PORTFOLIO OFFERING - ALL FOUR PARCELS

- 5140, 5145, 5200 & 5203 Chakemco St
- **Total Asking Price: \$4,400,000.00**

NORTH SIDE ASSEMBLAGE

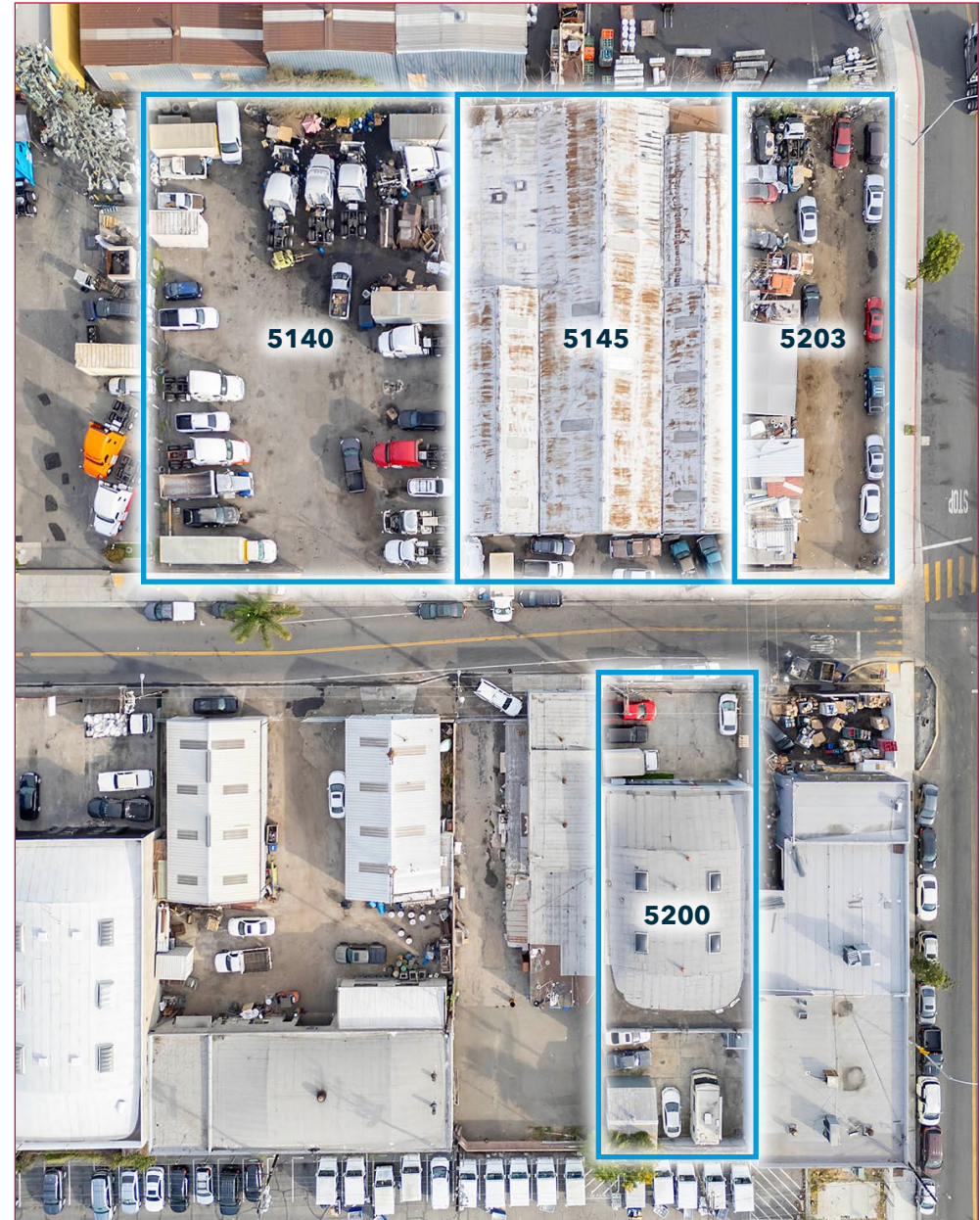
- 5140, 5145 & 5203 Chakemco St
- Includes $\pm 12,477$ RSF industrial building on a $\pm 39,314$ RSF (0.90 AC) paved and fenced yard parcels
- **Asking Price: \$3,250,000.00**

5200 CHAKEMCO ST - STANDALONE OFFERING

- $\pm 4,000$ RSF freestanding industrial building on $\pm 7,866$ SF lot
- **Asking Price: \$1,150,000.00**

PROPERTY HIGHLIGHTS

- Two industrial buildings totaling $\pm 16,477$ RSF
- Combined land area of $\pm 47,180$ SF (± 1.08 Acres)
- M-2 zoning allowing a wide range of industrial uses
- Excess paved and fenced yard area supporting outdoor storage and vehicle parking
- Clear heights approximately 12' to 14'
- Ground-level loading
- Flexible configuration suitable for owner-users and investors
- Excellent access to the 710, 105, 91 and 5 Freeways





PORTFOLIO OFFERING
5140, 5145, 5200 & 5203 CHAKEMCO ST

Asking Price	\$4,400,000.00
APNs	6221-012-009 6221-011-031, -032, -033
Total Bldg Area	±16,477 RSF (2 Buildings)
Total Land Area	±47,180 SF (±1.08 AC)
Zoning	M-2

Configuration Summary

- Two industrial buildings constructed between 1952-1956
- Excess paved and fenced yard area supporting outdoor storage and vehicle parking
- Four contiguous parcels providing a rare opportunity to acquire functional industrial improvements with significant yard component in South Gate.



NORTH SIDE ASSEMBLAGE
5140, 5145, & 5203 CHAKEMCO ST

Asking Price	\$3,250,000.00
APNs	6221-011-031, -032, -033
Total Bldg Area	±12,477 RSF
Total Land Area	±39,314 SF (±0.90 AC)
Zoning	M-2

Configuration Summary

- Primary industrial building supported by adjacent yard parcels
- Paved and fenced yard area suitable for contractor or storage-intensive operations
- Strategic assemblage combining functional industrial space with large secured yard component.

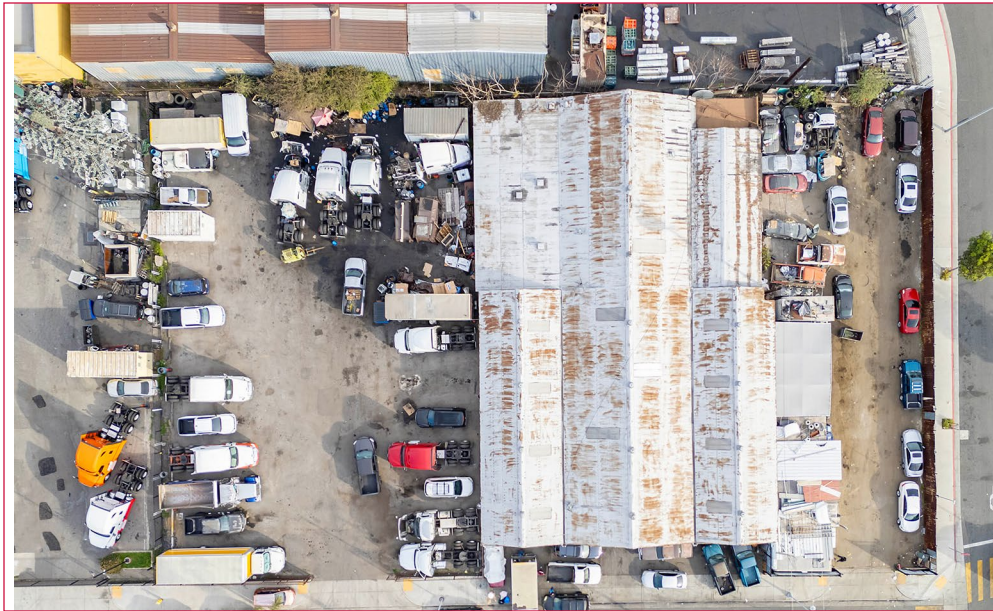


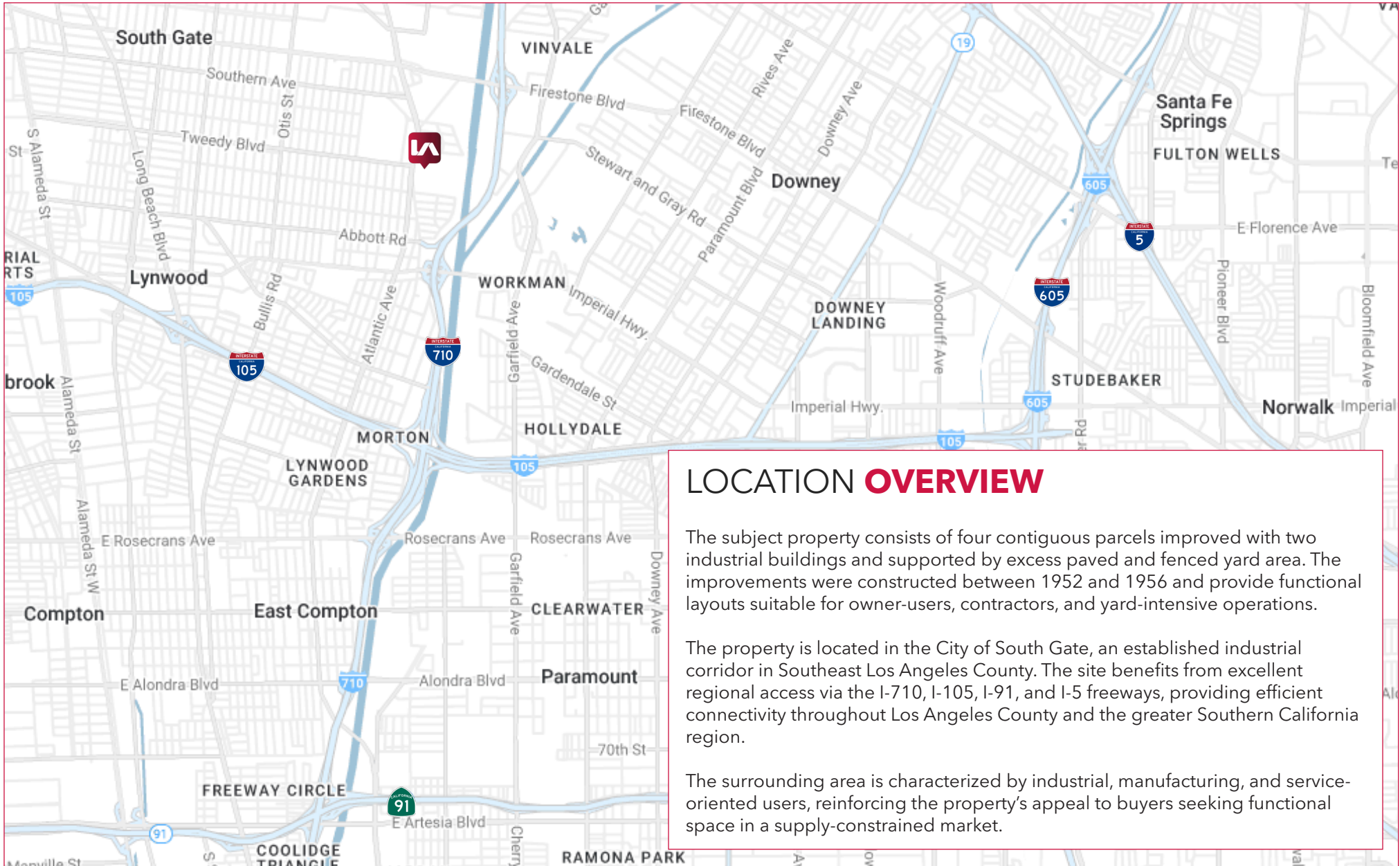
STANDALONE INDUSTRIAL BUILDING
5200 CHAKEMCO ST

Asking Price	\$1,150,000.00
APNs	6221-012-009
Total Bldg Area	±4,000 RSF
Total Land Area	±7,866 SF (±0.18 AC)
Zoning	M-2

Configuration Summary

- Freestanding industrial building
- Fenced front parking area and rear yard component
- Standalone industrial building offering independent functionality for owner-user or small investor.





LOCATION OVERVIEW

The subject property consists of four contiguous parcels improved with two industrial buildings and supported by excess paved and fenced yard area. The improvements were constructed between 1952 and 1956 and provide functional layouts suitable for owner-users, contractors, and yard-intensive operations.

The property is located in the City of South Gate, an established industrial corridor in Southeast Los Angeles County. The site benefits from excellent regional access via the I-710, I-105, I-91, and I-5 freeways, providing efficient connectivity throughout Los Angeles County and the greater Southern California region.

The surrounding area is characterized by industrial, manufacturing, and service-oriented users, reinforcing the property's appeal to buyers seeking functional space in a supply-constrained market.

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