

INDUSTRIAL PROPERTY FOR SALE OR LEASE



Remodeled 5,200± SF Building on 4,840± SF Land
5440 Alhambra Ave, Los Angeles, CA 90032

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

**5440 ALHAMBRA AVENUE
LOS ANGELES, CA 90032**

Property Details

Building Area:	5,200± SF
Land Area:	4,850± SF
Mezzanine Area*:	500± SF (Includes 2 Private Offices)
Year Built:	1955
Construction:	Masonry
Clear Height:	12'-16'
Restrooms:	1
Loading:	1 Rear Roll-Up Door (19'W x 14'H)
Skylights:	4
Power:	200A/240V/3-Phase
Parking:	2 Car Interior
Zoning:	LA MR1-1VL
Assessor's Parcel #:	5220-030-008

** Assessor's office has 4,700 SF of building. There was approximately 800 SF of storage space which was added with permits above the 1st floor of the office and current ownership removed approx. 300 sq ft of storage space. Buyer shall verify to their own satisfaction the building's square footage.*

Property Highlights

- Excellent warehouse/showroom for sale or lease
- Recently remodeled!
- Rear interior dock high loading with 21 foot area off the alley
- Possible 2 car interior parking
- Light and bright with skylights
- 3 offices and showroom on ground floor plus 500± SF mezzanine with 2 private offices
- Located 1-mile north of the intersection of the San Bernardino (I-10) Freeway and the Long Beach (710) Freeway
- 3-miles east of Lincoln Heights and the Golden State (I-5) Freeway
- 3/4-mile north of California State University Los Angeles

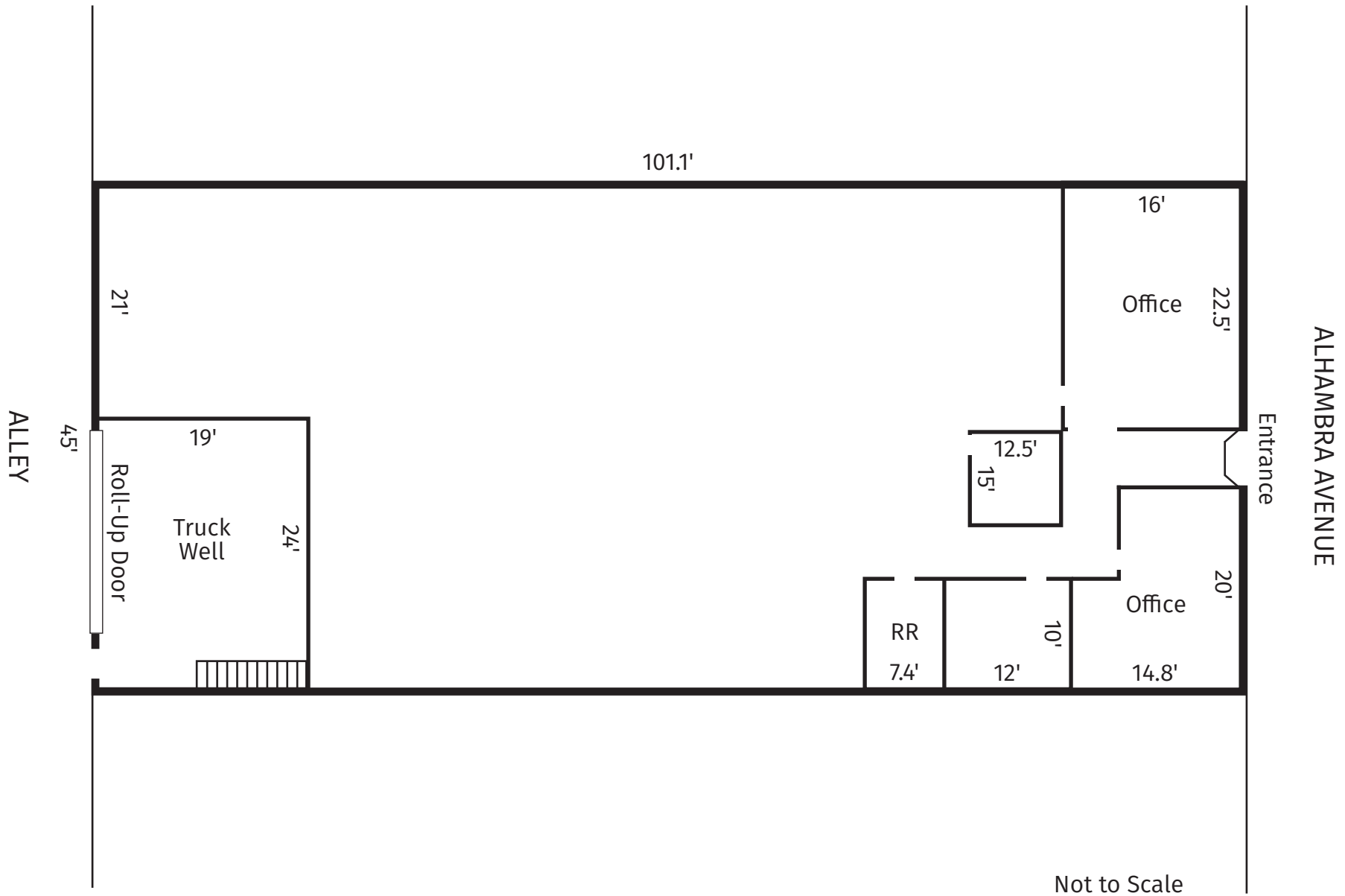
Asking Price: \$1,550,000 (\$298.07 Per SF)

Lease Rental: \$7,280 Per Month (\$1.40 Per SF MG)

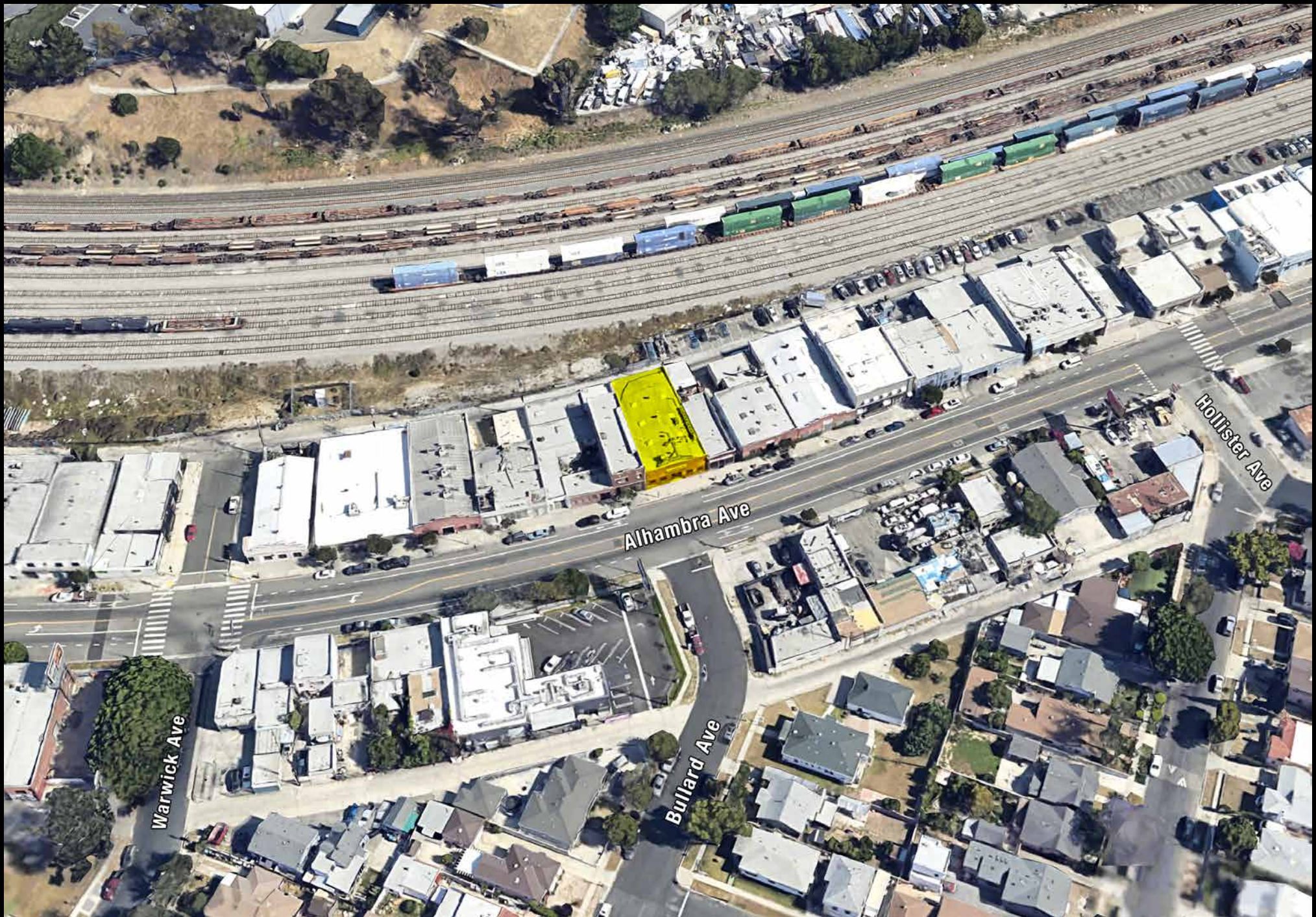
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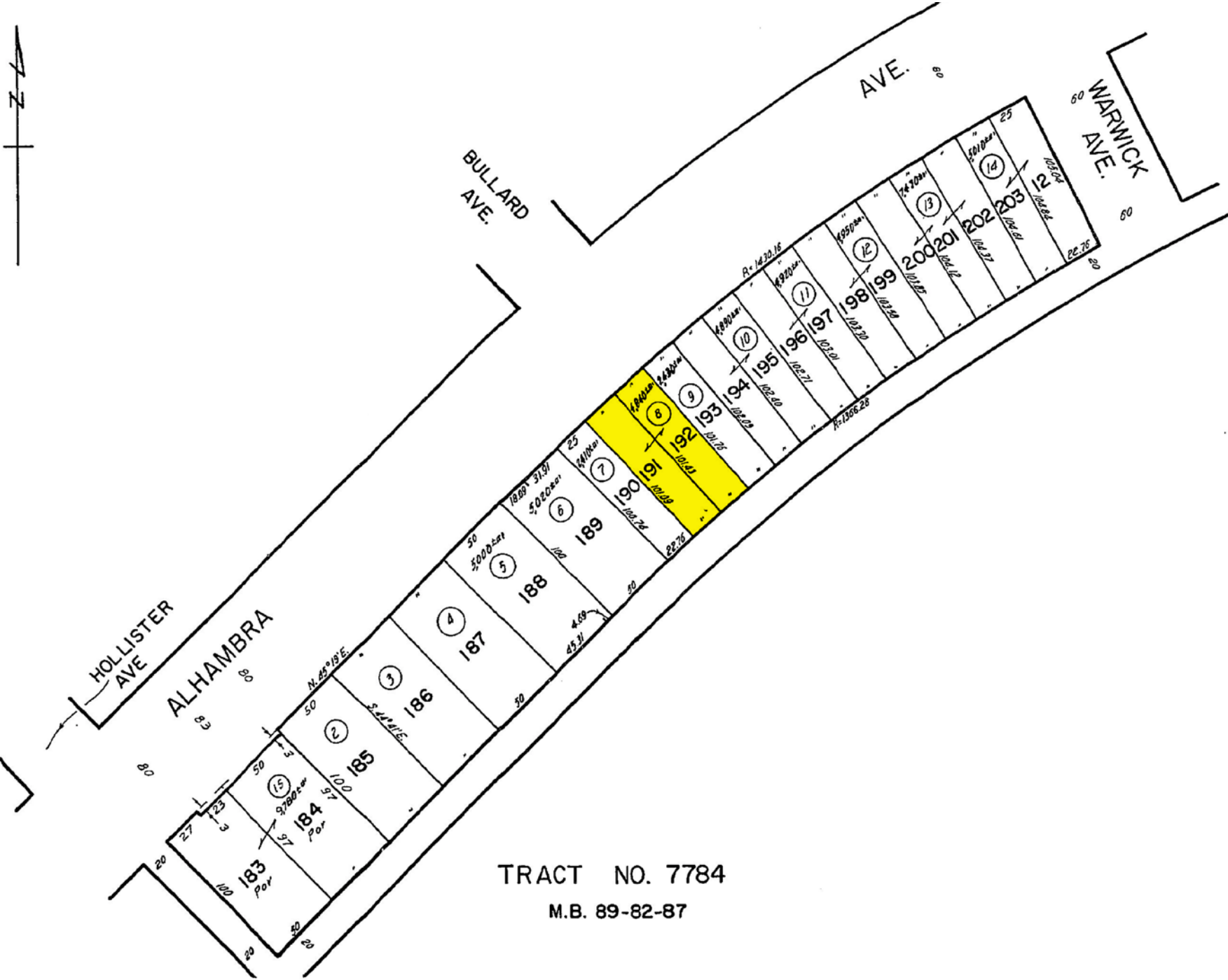
Site Plan



Aerial Photo

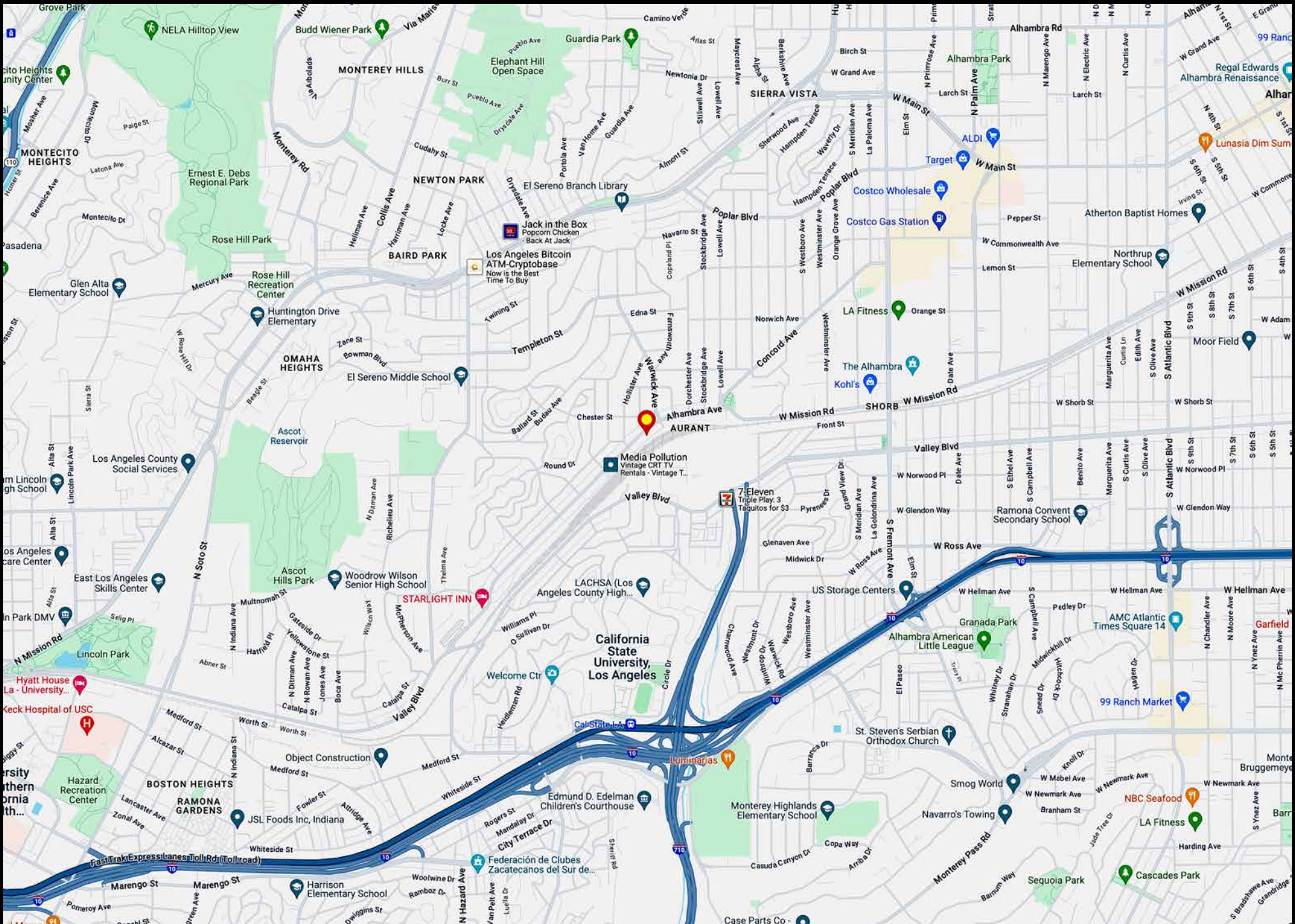


Plat Map



TRACT NO. 7784
M.B. 89-82-87

Area Map



5440 Alhambra Avenue
Los Angeles, CA 90032

5,200± SF Building
4,840± SF of Land

Recently Remodeled! Must See!

Easy Access to Downtown Los Angeles,
South Pasadena, Alhambra, and
Monterey Park



Exclusively offered by



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