

FOR LEASE  
S ALAMEDA 8440-8530 STREET

UNINCORPORATED LA COUNTY & SOUTH GATE

±423,361 SF OF LAND

**DIVISIBLE TO  
30,000 SF LAND**



# FOR LEASE

## S ALAMEDA 8440-8530 STREET

UNINCORPORATED LA COUNTY & SOUTH GATE

### ±9.71 ACRES

### TWO PARCELS - TOTALING ±423,361 SF

#### 8440 S ALAMEDA ST UNINCORPORATED LA, CA 90001

- ±2.94 Acres (±128,136 SF)
- Unincorporated LA County
- Zoned M2
- APN: 6202-036-004

#### 8530 S ALAMEDA ST SOUTH GATE, CA 90280

- ±6.78 Acres (±295,225 SF)
- City of South Gate
- Zoned IF (Industrial Flex)
- APN: 6202-036-003

#### PROPERTY HIGHLIGHTS

- Divisible to 1 Acre, 3 Acres and 6 Acres
- 20 Miles to Ports of Los Angeles/ Long Beach
- Excellent Central LA County Location
- Call Broker Regarding Future Build-to-Suit Opportunities

#### PRICING SUMMARY:

**LEASE RATE ▶ TBD**  
**ALL REASONABLE OFFERS WILL BE CONSIDERED**

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

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PROPERTY AERIAL





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PROPERTY AERIAL

PORTS OF **LONG BEACH** AND **LOS ANGELES**



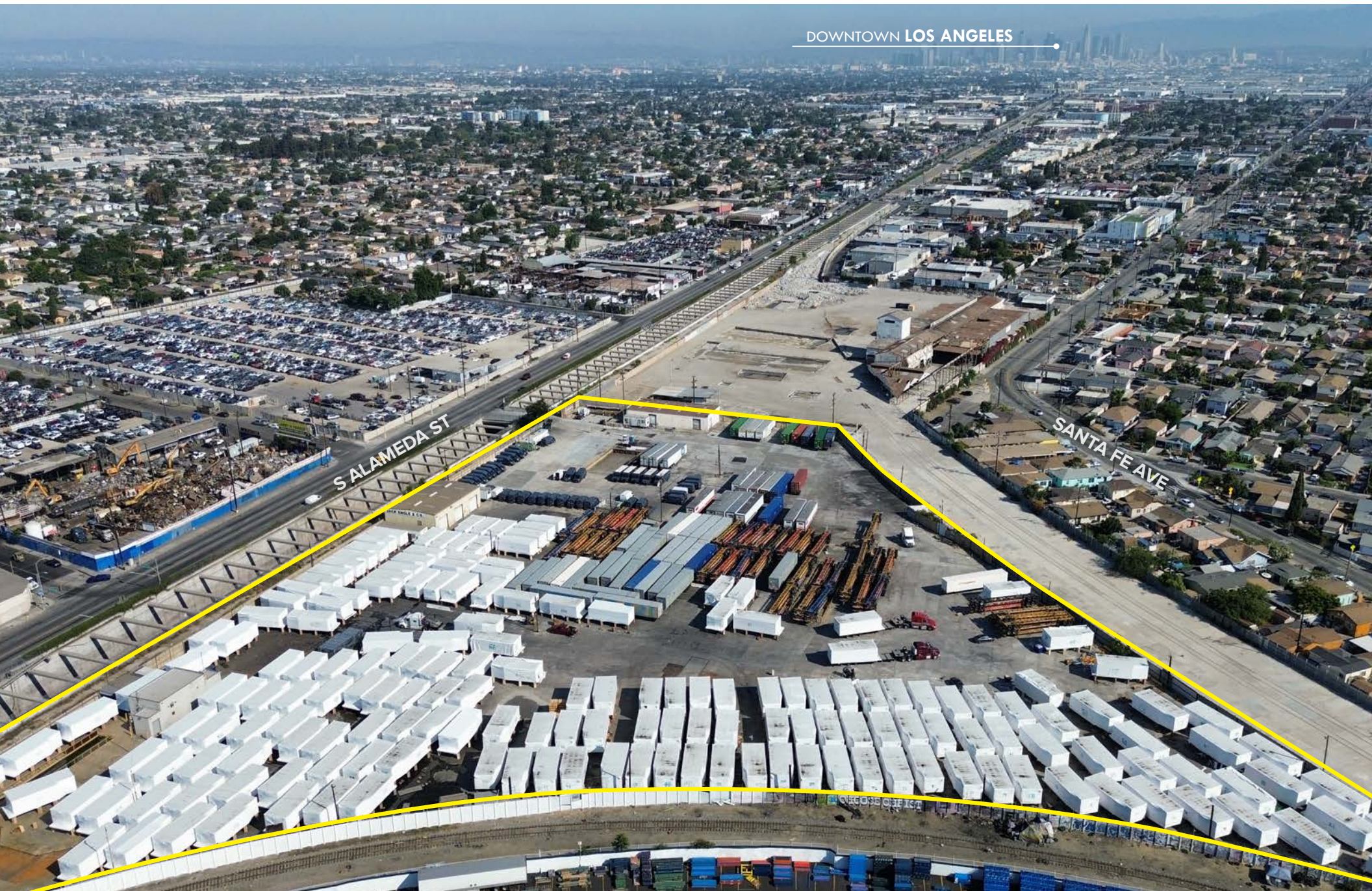


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PROPERTY AERIAL

DOWNTOWN LOS ANGELES





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PROPERTY AERIAL







## ACCESS



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A map of Los Angeles and surrounding areas, including Santa Monica, Culver City, Downtown Los Angeles, Mid Counties, and South Bay. A red dot labeled "Subject Property" is located in Downtown Los Angeles. Three yellow dashed lines with red mile markers indicate distances to other locations:

- 14.1 MILES to Marina Del Rey
- 21.6 MILES to Long Beach
- 20.6 MILES to Long Beach Airport

The map also shows major highways (Interstates 10, 110, 105, 710, 5, 605, 405, 103, 22, 55) and various cities and neighborhoods such as Santa Monica, Culver City, Torrance, Palos Verdes, San Pedro, Long Beach, Santa Ana, and Garden Grove. The Port of Los Angeles and the Port of Long Beach are also marked.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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8440-8530

STREET

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FOR MORE INFORMATION, PLEASE CONTACT US

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