

# ±6,478 - 25,926 Square Feet Total 4 INDUSTRIAL BUILDINGS FOR SALE OR LEASE



**COMPLETELY REFURBISHED BUILDINGS!**

**10925-10950 VULCAN ST., SOUTH GATE, CA**

**Voit**  
REAL ESTATE SERVICES

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**SRS**  
Real Estate Partners












## AVAILABLE UNITS AND SALE PRICES

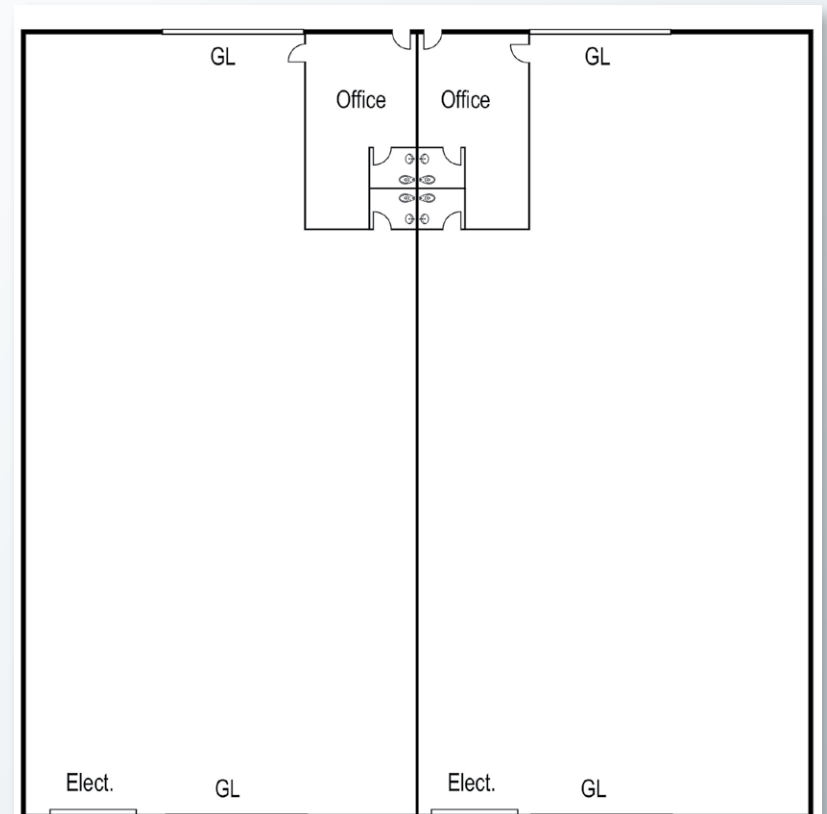
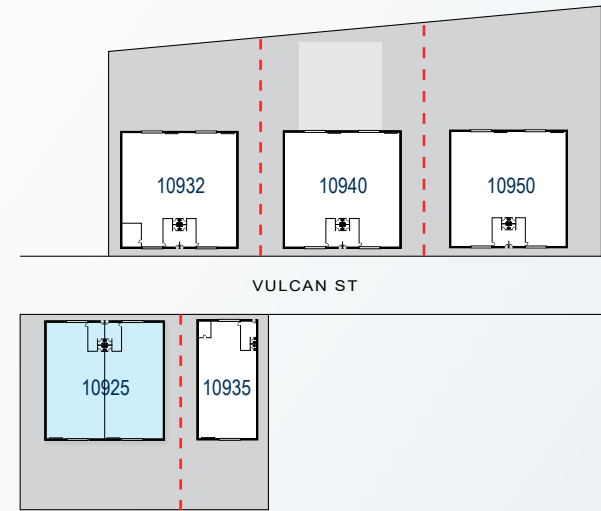
	Address	Bldg SF	Land SF	Availability	APN	Pricing
	10925 Vulcan St.	±6,478	±15,003	Now	6234-004-021	\$1,695,000
	10935 Vulcan St.	±3,269	±7,770	In Now	6234-004-022	\$895,000
	10932 Vulcan St.	±6,478	±17,097	Now	6234-004-032	\$1,695,000
	10940 Vulcan St.	±6,490	±18,923	Now	6234-004-031	\$1,745,000
	10950 Vulcan St.	±6,480	±19,650	Now	6234-004-030	\$1,745,000
<b>Totals</b>		<b>±25,926</b>	<b>±70,637</b>			<b>\$6,880,000</b>



<b>Address:</b>	10925 Vulcan St
<b>Bldg Size:</b>	±6,478 SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,695,000

### Building Features

-  ±6,478 SF Building on ±15,003 SF of Land
-  43% Building Coverage
-  Minimum 14' Clear Height / Clearspan
-  Upgrades: LED Lights, Tex-Cote Roof Paint, Interior Finishes, Electrical Upgrades
-  Four (4) Restrooms
-  Four (4) Oversized Grade Level Doors (12' x 14')
-  400 Amps, 240 Volts, 3-Phase Electrical (verify)
-  Existing Crane
-  Fenced and Paved Yard with Outdoor Lighting
-  Drive Through and Drive Around Access
-  Divisible to Two (2) Clearspan Units, Separately Metered



<b>Address:</b>	10932 Vulcan St
<b>Bldg Size:</b>	±6,478 SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,695,000

### Building Features



±6,478 SF Building on ±17,097 SF of Land



38% Building Coverage



Minimum 14' Clear Height / Clearspan



Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades



Four (4) Restrooms



Four (4) Oversized Grade Level Doors (12' x 14')



400 Amps, 240 Volts, 3-Phase Electrical (verify)



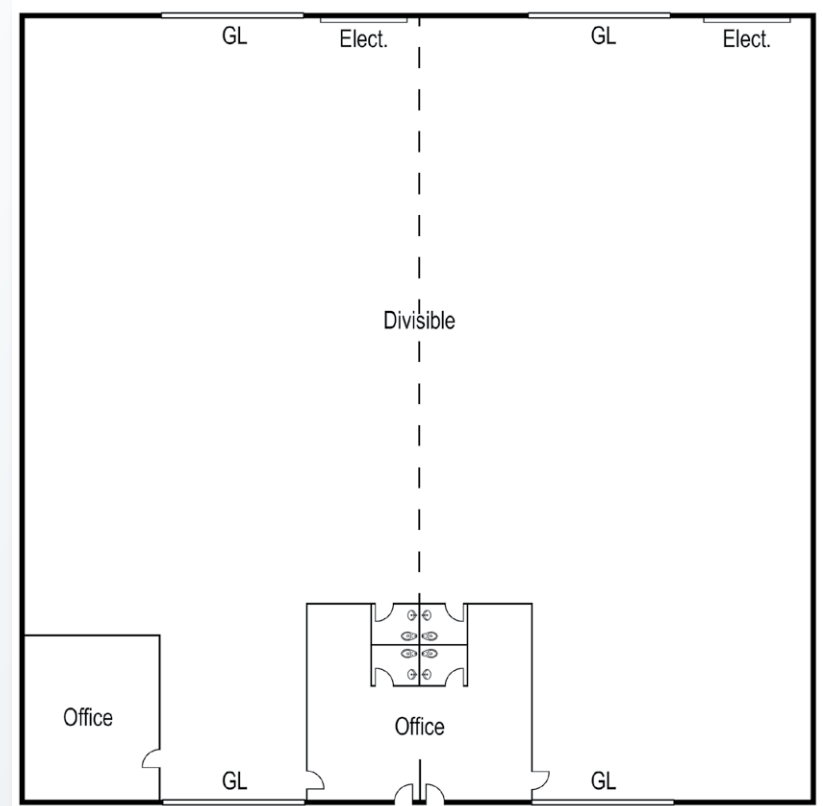
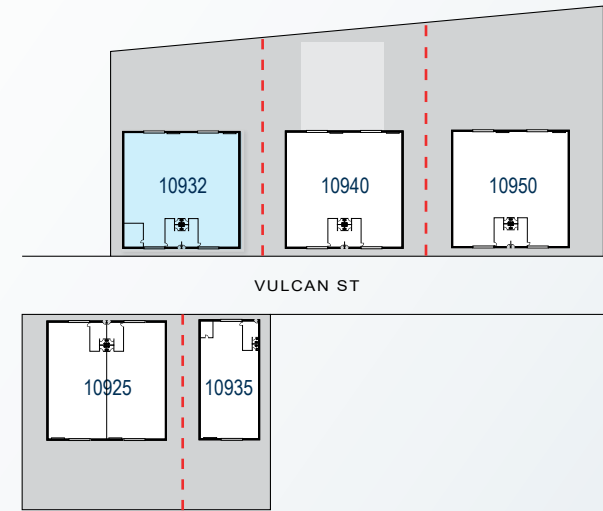
Fenced and Paved Yard with Outdoor Lighting



Drive Through and Drive Around Access



Divisible to Two (2) Clearspan Units, Separately Metered



<b>Address:</b>	10940 Vulcan St
<b>Bldg Size:</b>	±6,490 SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,745,000

### Building Features



±6,490 SF Building on ±18,923 SF of Land



34% Building Coverage



Minimum 14' Clear Height / Clearspan



Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades



Four (4) Restrooms



Four (4) Oversized Grade Level Doors (12' x 14')



400 Amps, 240 Volts, 3-Phase Electrical (verify)



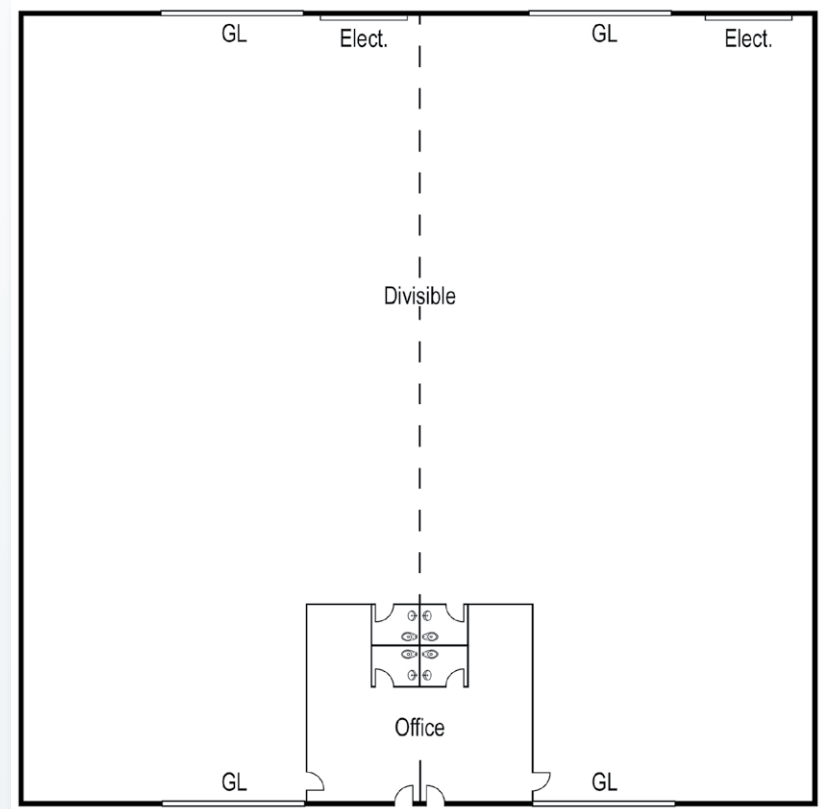
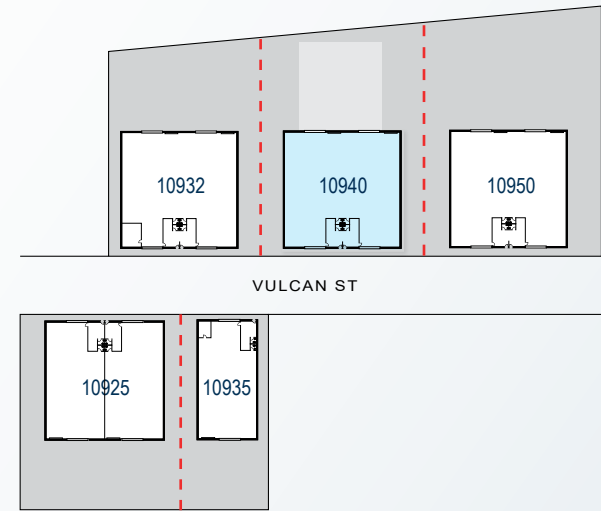
Fenced and Paved Yard with Outdoor Lighting



Drive Through and Drive Around Access



Divisible to Two (2) Clearspan Units, Separately Metered



<b>Address:</b>	10950 Vulcan St
<b>Bldg Size:</b>	±6,480 SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,745,000

### Building Features



±6,480 SF Building on ±19,650 SF of Land



33% Building Coverage



Minimum 14' Clear Height / Clearspan



Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades



Four (4) Restrooms



Four (4) Oversized Grade Level Doors (12' x 14')



300 Amps, 240 Volts, 3-Phase Electrical (verify)



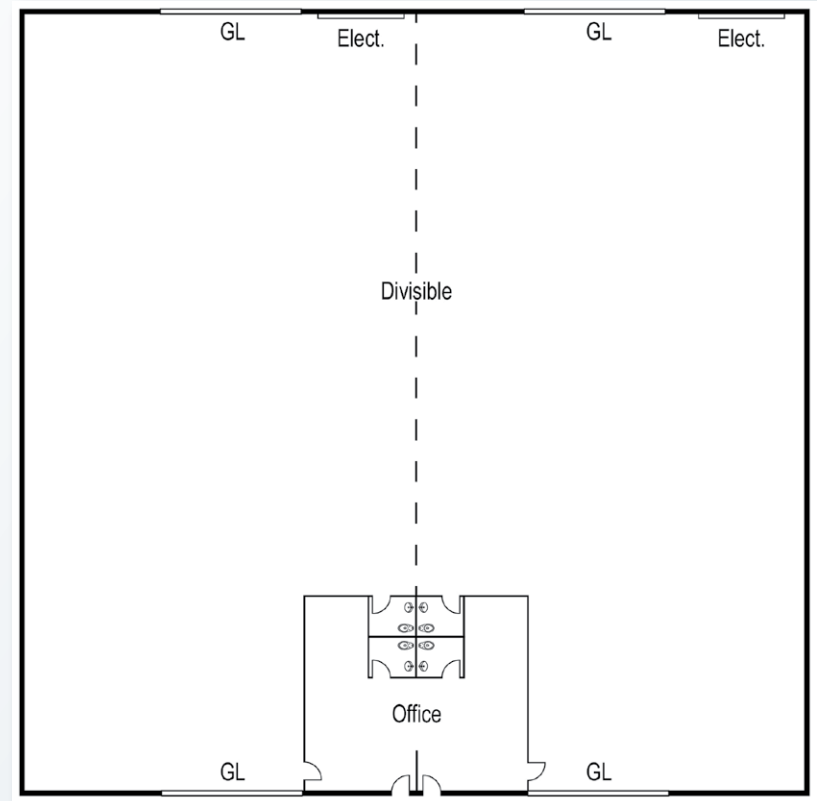
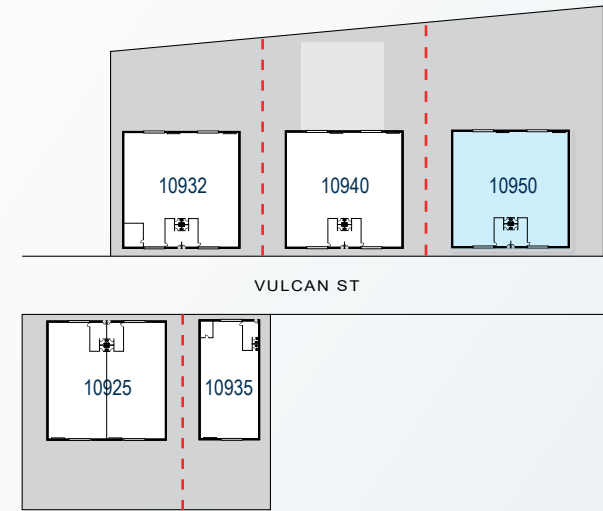
Fenced and Paved Yard with Outdoor Lighting



Drive Through and Drive Around Access

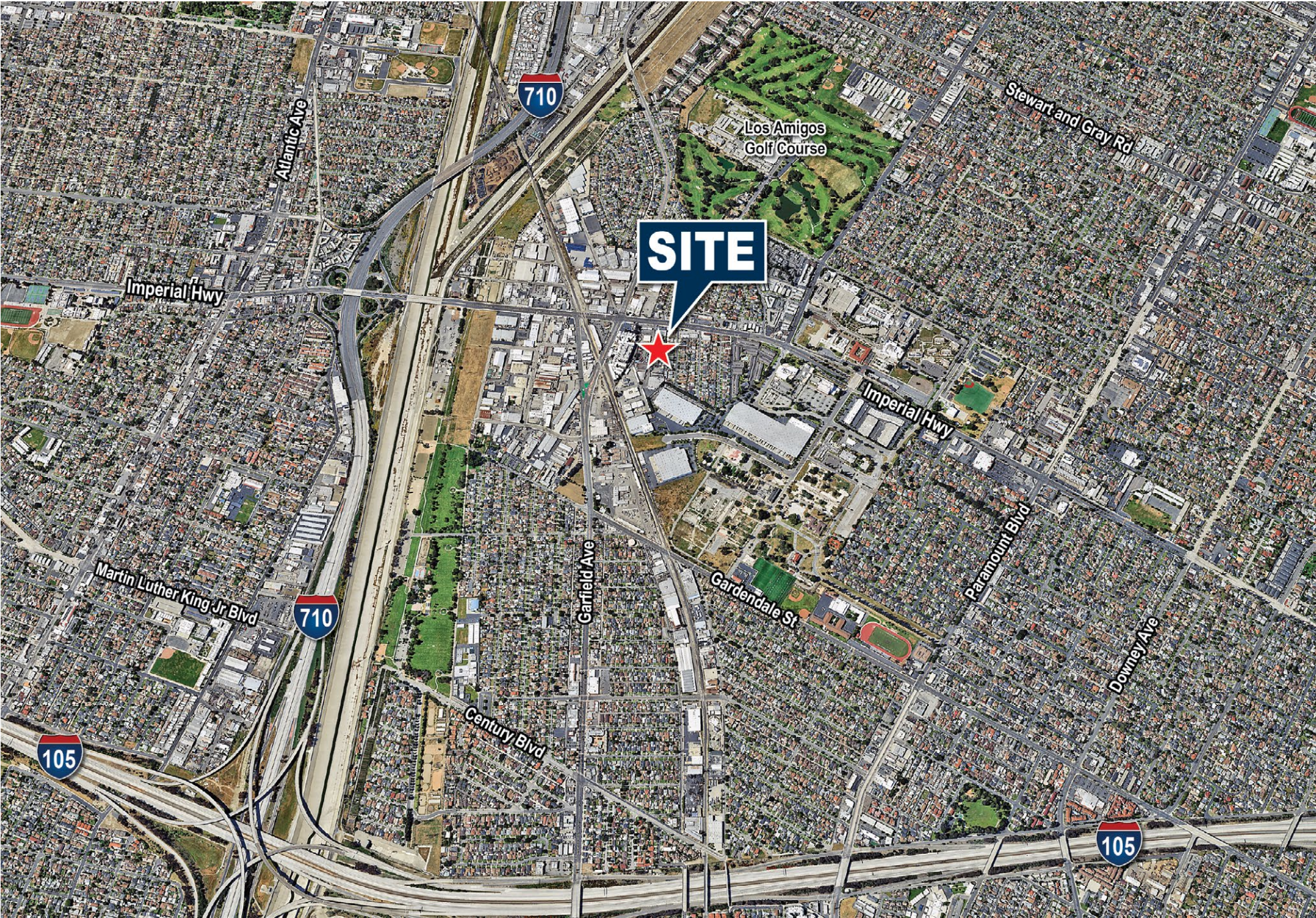


Divisible to Two (2) Clearspan Units, Separately Metered









# ±6,478 - 25,926 Square Feet Total 4 INDUSTRIAL BUILDINGS FOR SALE OR LEASE

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*For More Information, Please Contact:*

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