

# 3,079 SQ. FT. INDUSTRIAL BUILDING FOR LEASE/FOR SALE

W/ NO CHARGE MEZZANINE



## 25104 BROADWELL AVENUE

HARBOR CITY, CA 90710

**Sale:** \$1,250,000.00 (\$405.97 P.S.F.)

**Lease:** \$5,500.00 *Three Years with Possible Option*

*To Purchase during 1st Year of Three Year Lease.*

PRICE  
REDUCTION

### PROPERTY FEATURES

- Freestanding Masonry Block Facility
- 14' Clearance
- 200 Amps of 120-208 Volt 3 Phase Well Distributed Power
  - Power recently upgraded. Buyer to verify.
- 353 Sq. Ft. of Windowed Office Area with Shower and Two (2) ADA Restrooms
- New Custom Built Staircase to 353 Sq. Ft. Mezzanine
- Skylights
- 6,000 Sq. Ft. of MR1 Zoned Land
- Fully Paved Yard w/ Wrought Iron Fencing / New Motorized Gate and Pedestrian Gate
  - Yard slurry sealed August, 2023.
- Built in 1995 by Joe Sojka

Please contact the exclusive marketing agent(s) for additional information or to place an offer on this superb As-Is Property.



*Sojka-Nikkel Commercial Realty Group, Inc.*

Joseph J. Sojka, Broker

Jeff Hallaian

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