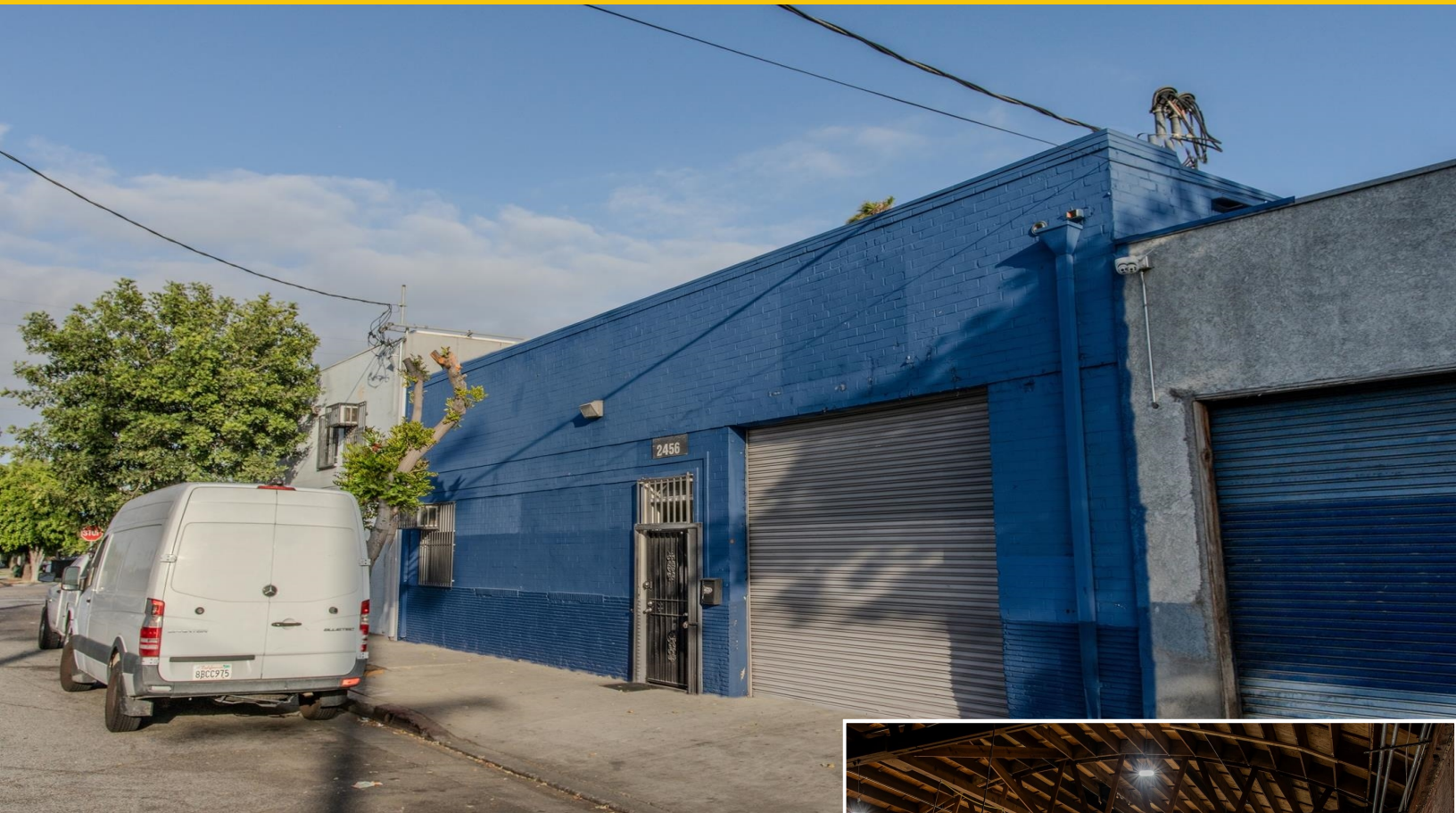


2456 E 57th St,
Huntington Park CA 90255



HIGHLIGHTS:

- » 6,500/SF Warehouse & 500/SF Office
- » Heavy Power Infrastructure 3-phase, 480-volt
- » 20 Foot Clear Height
- » Available For Lease \$1.90/SF + \$0.40 NNN
- » Aerospace Manufacturer Business Assets For Sale
- » For Sale \$1,950,000 + Asset Sale \$850,000



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,089	384,264	1,123,261
2026 Average HH Income	\$74,734	\$83,277	\$86,138

Exclusively Marketed by:

Adrian Trejo

Commercial Life Inc

Broker

(909) 548-1027

adrian@commerciallifeinc.com

02253968

Xavier Flores

Commercial Life Inc

COO, Business Brokerage Division

(909) 314-3899

xavier@commerciallifeinc.com

02254967

Andrea Cuellar

Commercial Life Inc

Managing Partner

951.345.5696

Andrea@commerciallifeinc.com

02157475



PROPERTY SUMMARY

Number of Units	1
Net Rentable Area (SF)	6,500
Land SF	6,534
Land Acres	0.15
Year Built	1943
# of parcels	1
Zoning Type	M2
Building Class	C
Ceiling Height	18
Grade Level Doors	2

INVESTMENT SUMMARY

Price	\$1,950,000
Price PSF	\$300.00



PRECISION CNC MANUFACTURING BUSINESS OPPORTUNITY

An opportunity to purchase a well-established precision CNC manufacturing company with over 45 years of operating history for \$850,000. Serving aerospace, industrial, and government sectors. The business is recognized for its precision machining capabilities, experienced workforce, modern equipment, and long-standing customer relationships.

Investment highlights include diversified revenue, advanced CNC manufacturing, scalable operations, and significant growth opportunities through expanded production capacity and new customer acquisition. This opportunity is ideal for strategic manufacturers, aerospace suppliers, private equity groups, and owner-operators seeking an established platform for growth.

Qualified buyers who execute a Non-Disclosure Agreement (NDA) will receive the Asset Purchase Agreement, financial statements, equipment inventory, customer information, and complete due diligence package.

Serious inquiries only.

PROPERTY HIGHLIGHTS

Clear-Span Bow Truss Construction – Features an impressive approximately 20-foot clear height at the peak with no interior columns, maximizing usable floor area and operational efficiency for warehousing, racking, or production.

Excellent Loading & Access – Equipped with two 11-foot roll-up doors providing access from both the street and rear alley, allowing efficient shipping, receiving, and circulation.

Heavy Power Infrastructure – Improved with 3-phase, 480-volt electrical service (approximately 400–600 amps), supporting a wide variety of industrial and manufacturing users.

Functional Office Component – Includes approximately 500 square feet of office space along with two restrooms, providing a practical balance of warehouse and administrative space.

RARE OWNER-USER OPPORTUNITY

The property is expected to be delivered vacant at the close of escrow, allowing an owner-user to immediately occupy the facility or customize it to operational needs without existing tenant constraints.

Freestanding Industrial Warehouse situated on an industrial-zoned site, providing flexibility for manufacturing, warehousing, logistics, distribution, and light industrial operations.

Acquire an established precision manufacturing business with over 45 years of operating history while immediately occupying a fully operational facility designed for CNC machining.

Rather than investing significant time and capital into building out a manufacturing operation from the ground up, a buyer can step into an existing business with specialized equipment, an experienced workforce, established customer relationships, and infrastructure already in place.

This creates the opportunity to generate revenue from day one while reducing startup costs, minimizing operational disruption, and providing immediate value for an owner-user or strategic manufacturer seeking expansion.

ASSET SALE BREAKDOWN

CNC Turning	4 units
CNC Turning – Multi-Task	2 units
CNC Machining Ctr	6 units
5-Axis Machining Ctr	1 unit
Manual/Older NC Lathe	1 unit
Inspection / QC	2 units
Spare Parts	1 unit

17 pieces of equipment

Detailed equipment schedule with photos
and valuation available to qualified
buyers upon execution of NDA.

THE OPPORTUNITY

This is not a shell or a startup platform — it is a fully equipped, revenue-ready precision machining operation. A buyer steps directly into a 17-piece CNC fleet spanning turning, multi-tasking turn-mill, 5-axis machining, and in-house inspection/QC, anchored by a 2017 Doosan DNM 200/5AX 5-axis machining center — the caliber of equipment that supports aerospace-tolerance work most shops can't touch.

Paired with 45 years of customer relationships and a facility ready for immediate occupancy, this asset sale is a day-one platform: no equipment sourcing, no capital outlay for machinery, no ramp-up period. A buyer inherits an established production floor and steps directly into revenue-generating capacity from day one.

For a buyer weighing the cost and time to replicate this shop from scratch — equipment lead times, installation, and years to build the customer relationships — this asset sale offers a meaningful head start on capturing that value. A full equipment schedule with photos and estimated valuation is available to qualified buyers upon execution of an NDA.