

6520 **S ALAMEDA ST.**
HUNTINGTON PARK 90255



9,167 SF FOR LEASE OR SALE

**BRICK BOW TRUSS BUILDING W/ GATED YARD
HEAVY POWER**

ERIC REAVIS, SIOR

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Property Highlights



500 AMPS, 3-PH
ELECTRICAL SERVICE



LARGE, SECURE REAR YARD
W/ MOTORIZED GATE ON REGENT ST



NATURAL GAS SERVICE



BONUS 2,200 SF
STORAGE MEZZANINE
NOT INCLUDED IN BLDG SF



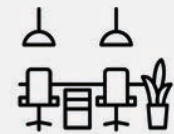
BONUS 875 SF METAL SHED
NOT INCLUDED IN BLDG SF



SKYLIGHTS & FOILED
WAREHOUSE CEILING



DIVISIBLE INTO 2 UNITS
SEPARATE ENTRIES, RESTROOMS,
LOADING DOORS & GATES



2,200 SF
OF WELL-APPOINTED OFFICES

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

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Specs

BUILDING SIZE	9,167 SF
LAND SIZE	13,983 SF
OFFICE SIZE	2,200 SF
BONUS METAL SHED SIZE	875 SF
FAR	0.66
APN	6321-018-028
ZONING	MPD
CONSTRUCTION TYPE	BRICK
YEAR BUILT	1957
DOCK HIGH DOORS	2
CLEARANCE	12'-19'
ELECTRICAL PANELS	ONE (1) 500 AMPS, 240 VOLTS, 3-PH TWO (2) 100 AMPS, 120/240 VOLTS, 1-PH
PARKING	10-CAR (ESTIMATED)
SALE PRICE	\$2,062,575 (\$225 PSF)
LEASE RATE	\$9,925 (\$1.08 PSF IG)
OCCUPANCY	02/01/26 (LEASE) / COE (SALE)



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Location Highlights

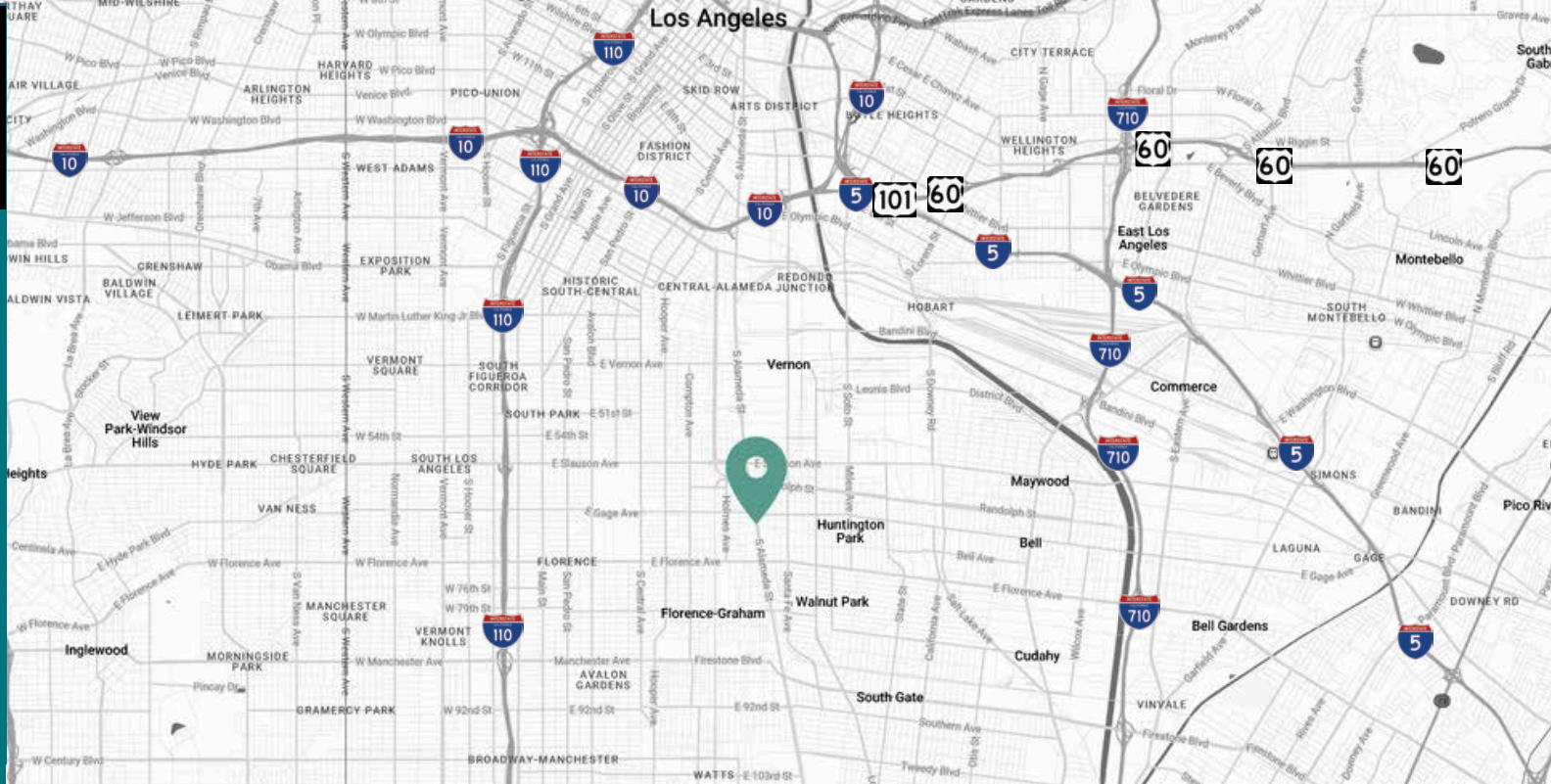
3 MILES SOUTH OF **I-10**

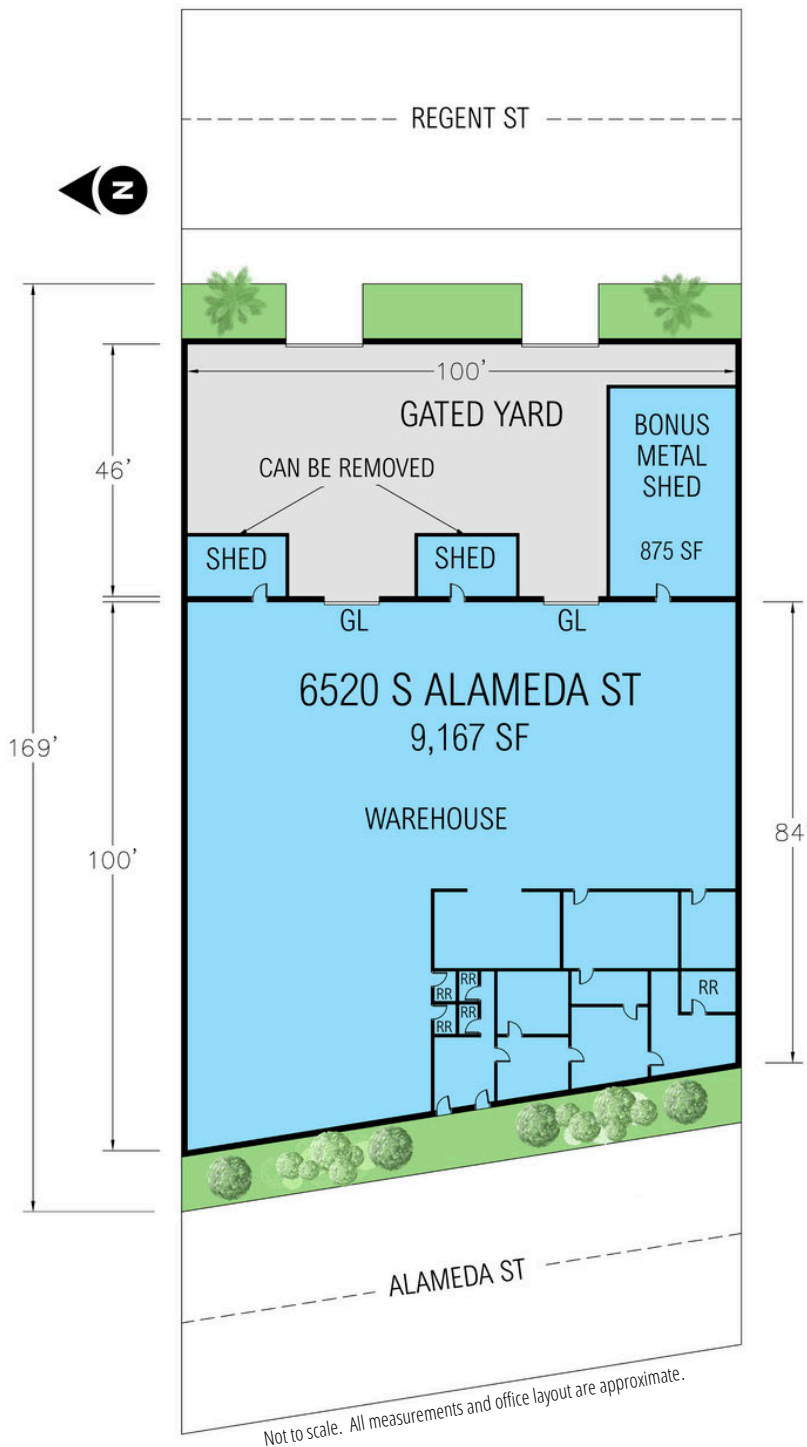
2.5 MILES WEST OF **I-110**

JUST SOUTH OF **GAGE AVE**

QUIET & SERENE
NEIGHBORHOOD - **CLOSE
TO DTLA W/OUT THE
CHAOS**

CLOSE TO **MAJOR RETAIL &
DINING OPTIONS**







REAVIS REALTY
 INDUSTRIAL REAL ESTATE

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Property Site Plan



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REAVIS REALTY
INDUSTRIAL REAL ESTATE

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Photos



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