

6520 S ALAMEDA ST.
HUNTINGTON PARK 90255



9,167 SF FOR LEASE OR SALE

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

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INDUSTRIAL REAL ESTATE

01

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.

02 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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03

Location Highlights

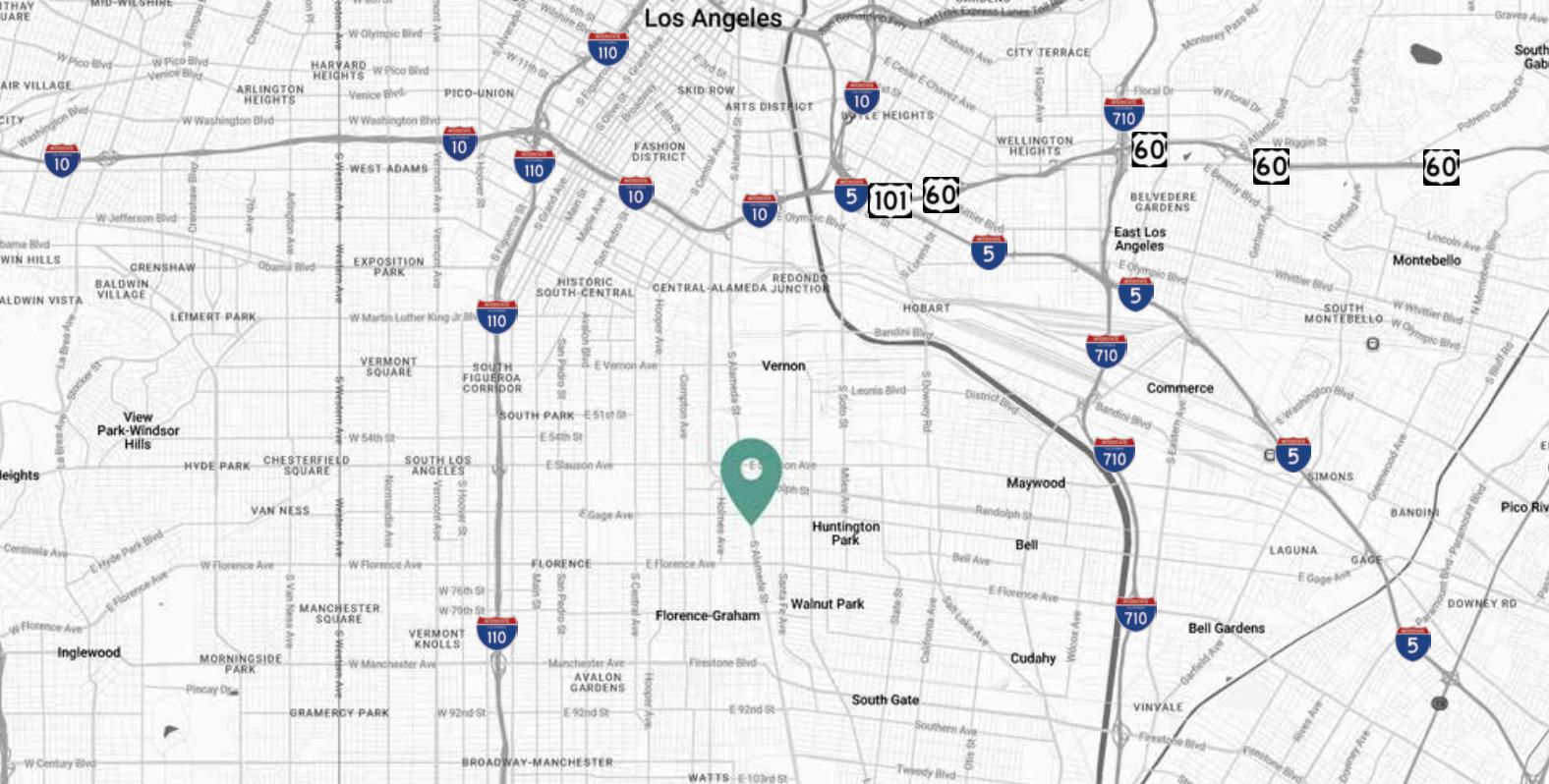
3 MILES SOUTH OF **I-10**

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

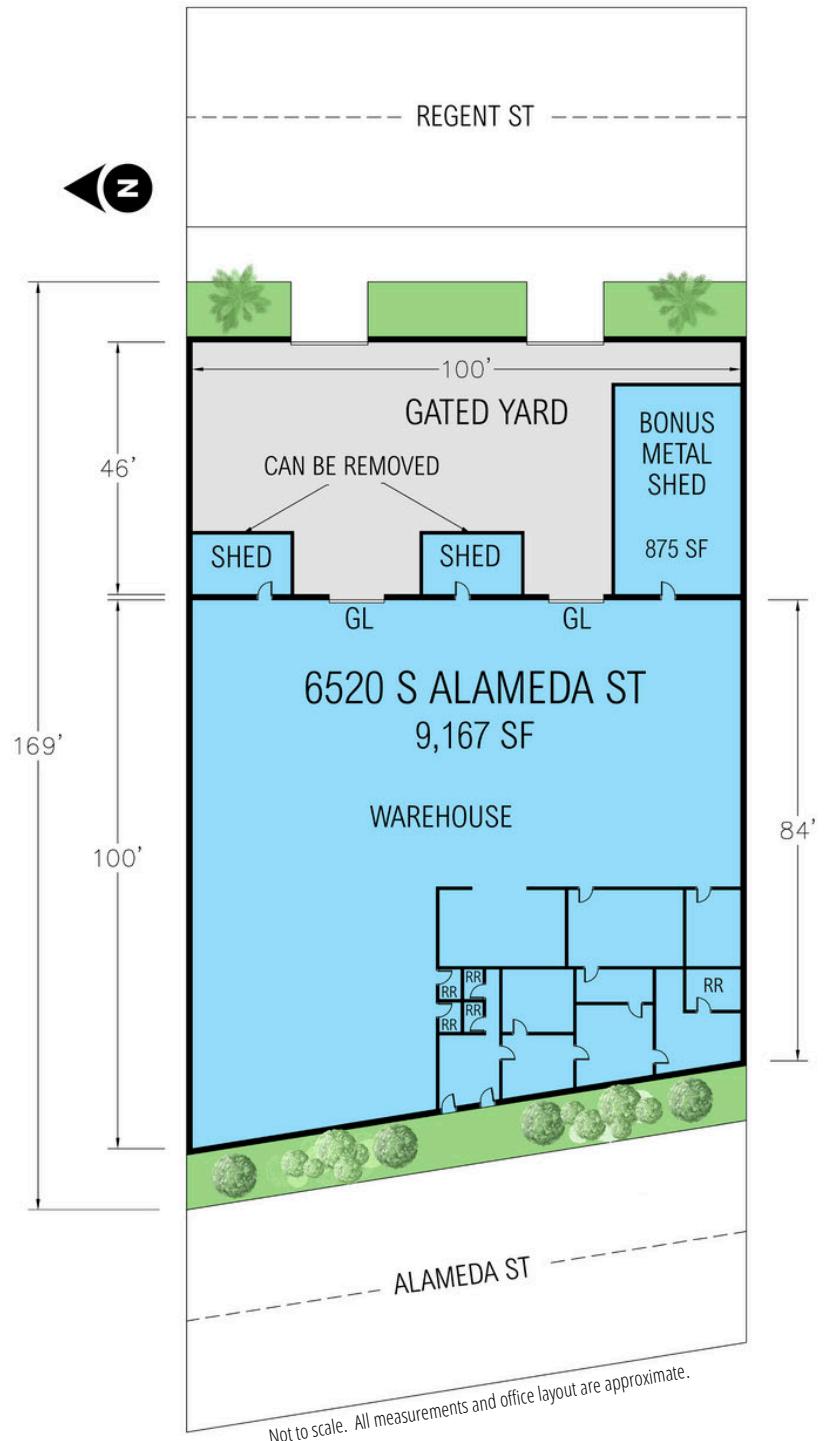




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Property Site Plan



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Photos



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05

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