

2911 NORTON AVE

LYNWOOL • CA 90262

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

FOR SALE
±72,200 SF INDUSTRIAL LAND
WITH ±35,000 SF BUILDING

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

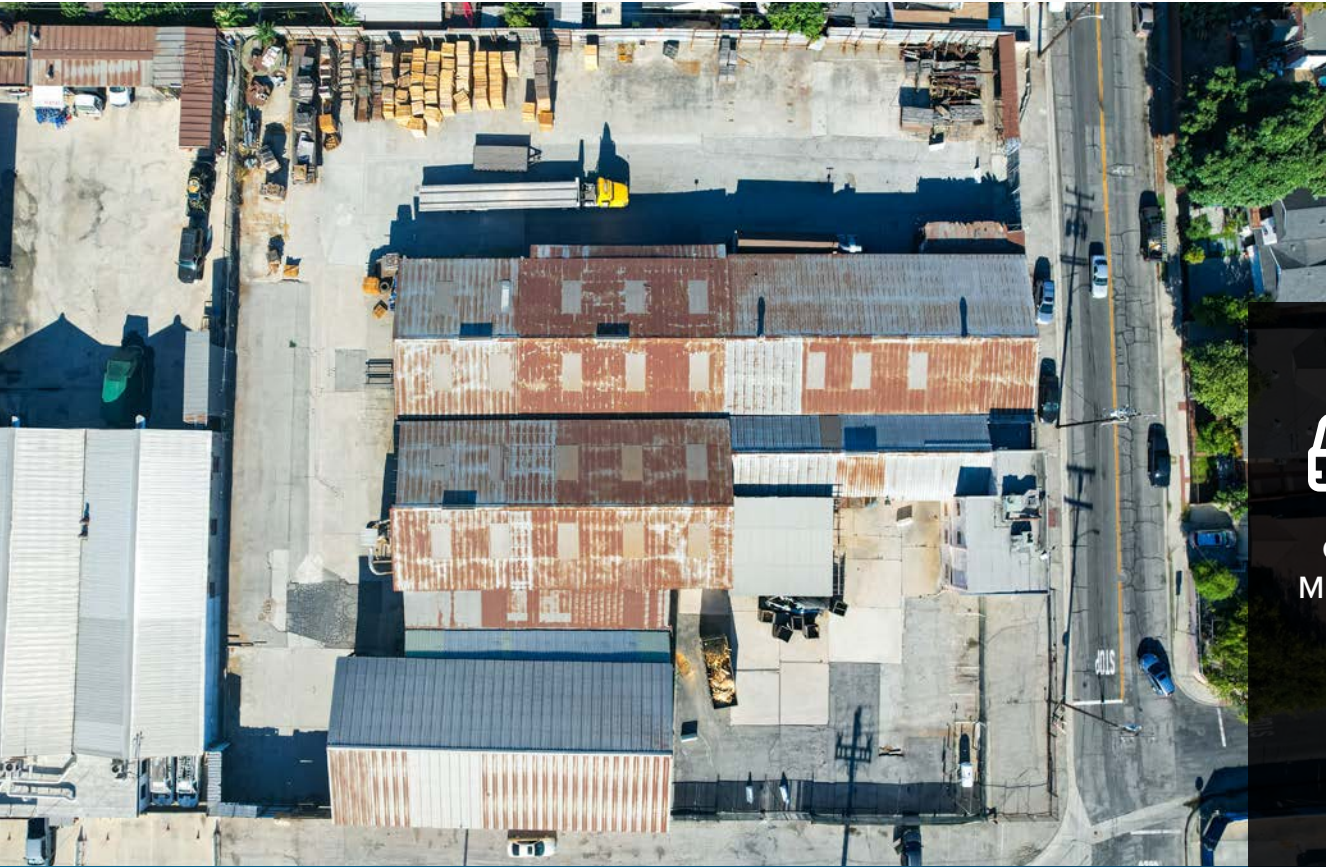
Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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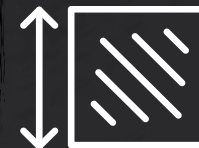
PROPERTY HIGHLIGHTS



Covered Yard with
Multiple Access Points



Flexible Lynwood
Industrial Zoning



Heavy Power



Good Land Basis

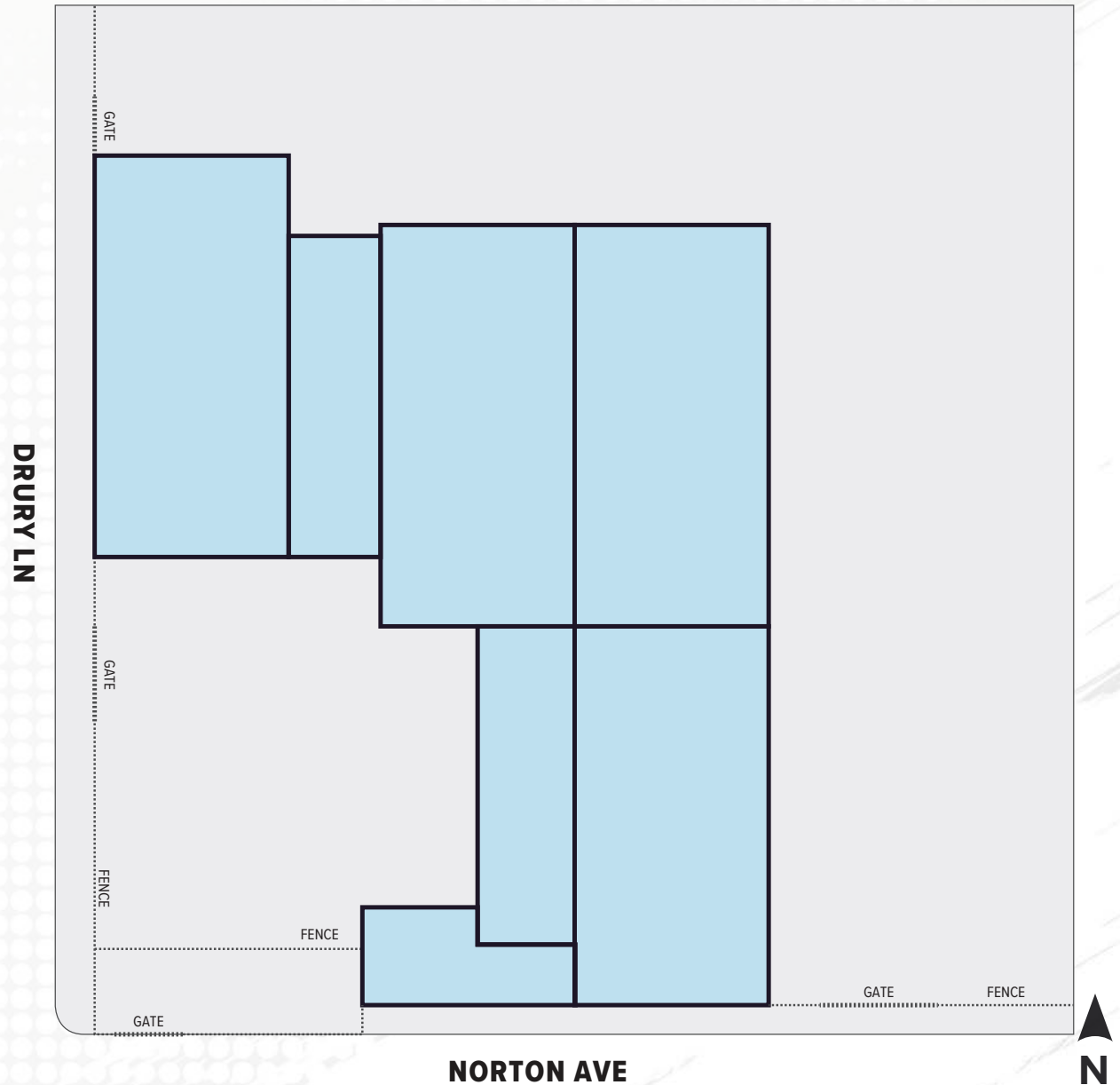
2911 Norton Avenue offers ±72,200 SF of land with ±35,000 SF of industrial building on in Lynwood's industrial corridor. The property features heavy power, multiple ground-level loading doors, a fenced and paved covered yard with multiple access points, and flexible industrial zoning. Conveniently located near the 105, 710, and 110 Freeways, the site is well suited for manufacturing, fabrication, or outdoor storage users.

SALE PRICE | **\$5,703,800 (\$79 PSF on Land)**

PROPERTY INFORMATION

Available SF	±35,000 SF
Prop Lot Size	±72,200 SF
Office Size	±2,070 SF
APN	6170-024-022
Zoning	LYM
Year Built	1941
Construction Type	Brick
Yard	Fenced / Paved
Restrooms	4
Clear Height	14'
GL Doors	4 GL
Sprinklered	No
Power	A: 1600 V: 277/480 Ø: 3
Possession Date	Now
Vacant	No
Market/Submarket	Gardena/North Compton

PROPERTY SITE PLAN

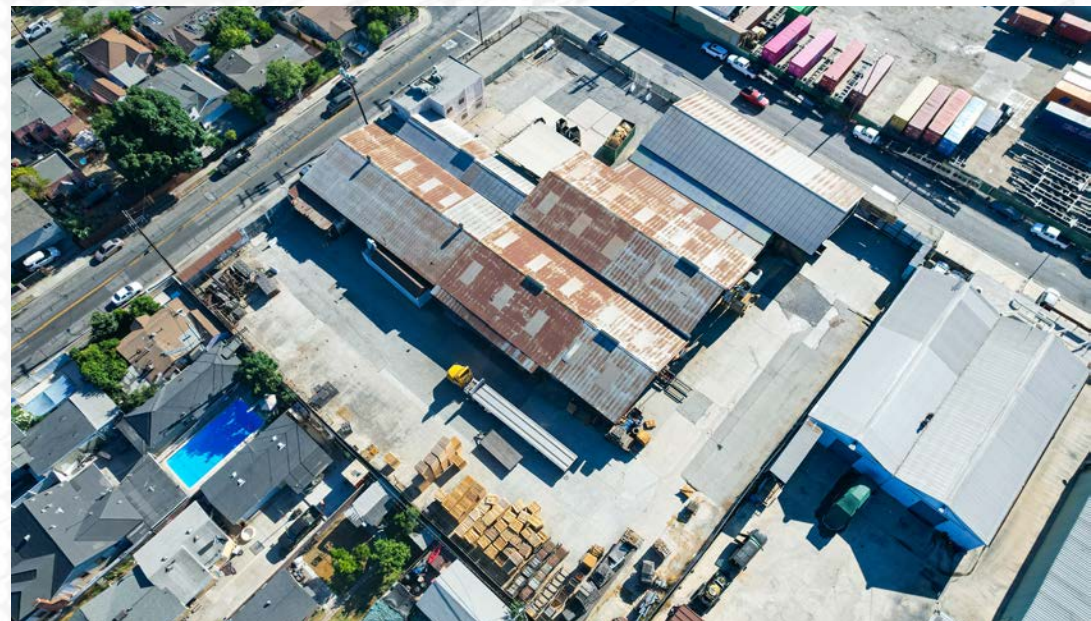
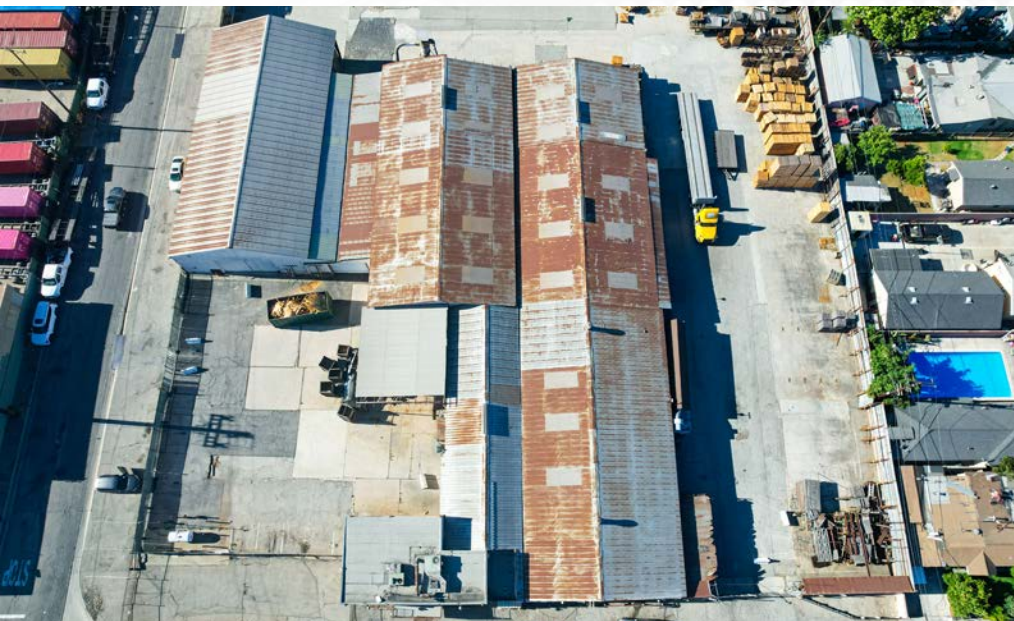
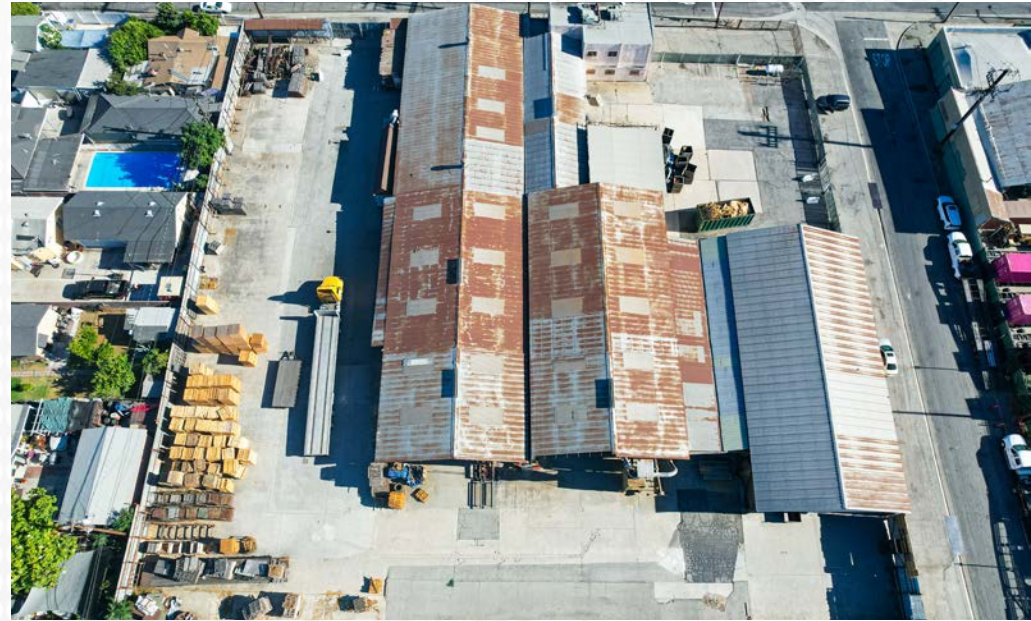


NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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105 Freeway
0.86 MILES

710 Freeway
2.37 MILES

110 Freeway
3.52 MILES

Downtown Los Angeles
8.55 MILES

BNSF Railway Hobart Yard
5.44 MILES

Los Angeles Int'l Airport
10.50 MILES

Port of Long Beach
13.22 MILES

Port of Los Angeles
14.29 MILES

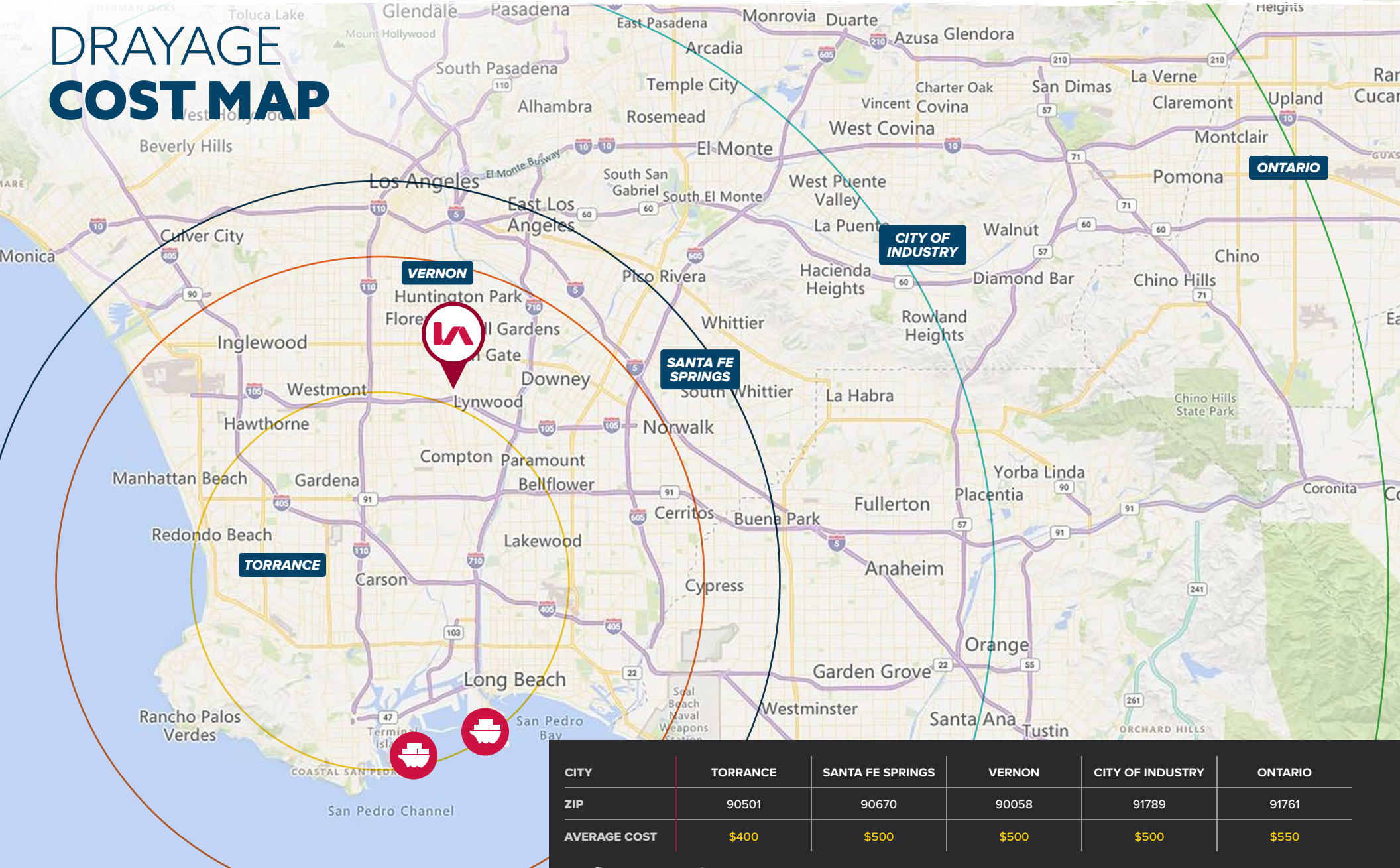
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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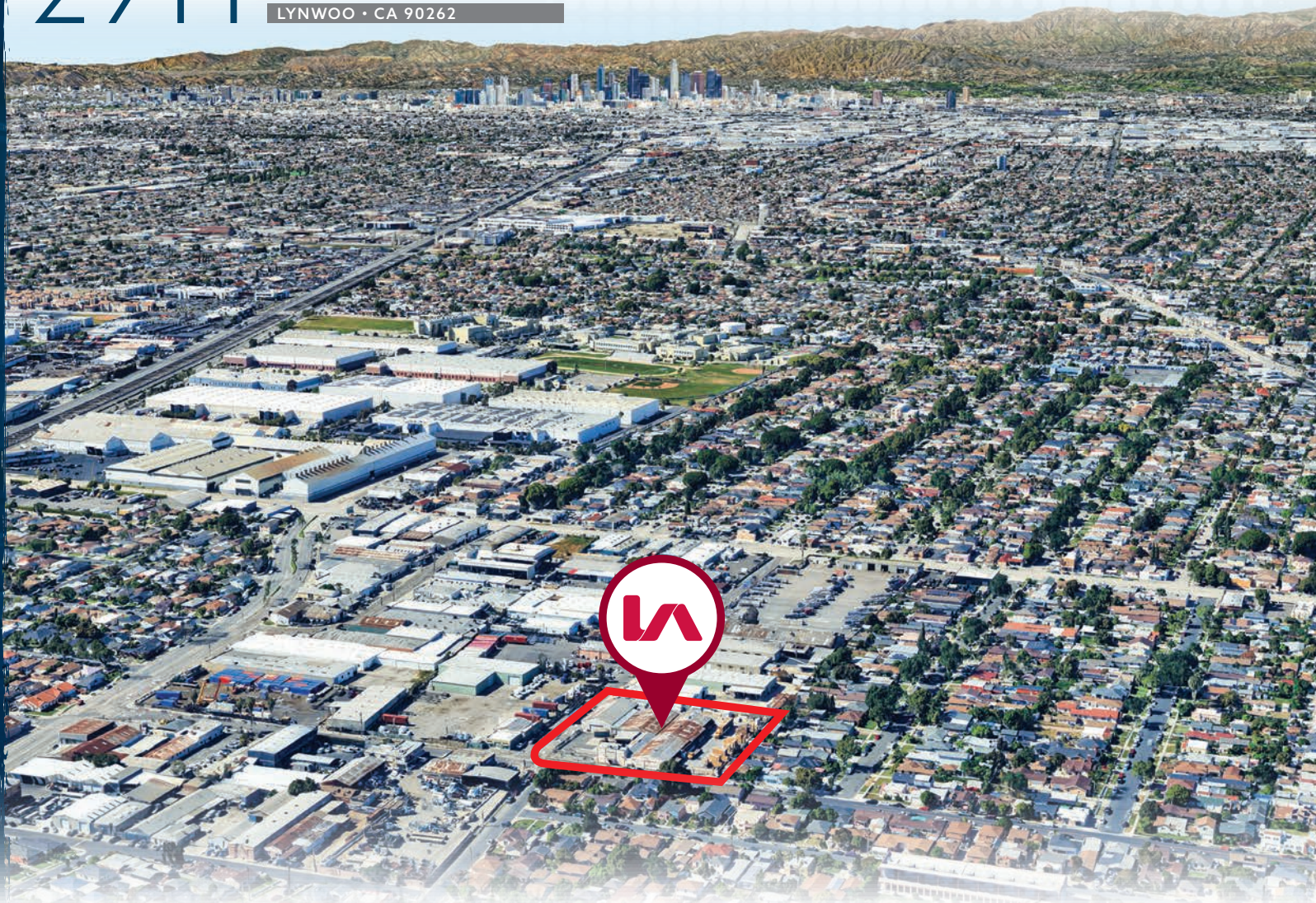
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.