

# FOR SALE | S & H Thread Roll Die Company



S & H Thread Roll Die Company Equipment List

Type	Manufacturer	Model
Die Grinder	Reishauer	
Die Grinder	Reishauer	
Die Grinder	Cincinnati	
Die Grinder	Landis	
Die Grinder	WMW Heckert Mikromat	SWPO 80
Optical Comparator	Jones & Lamson	PC-14A
Optical Comparator	Jones & Lamson	PC-14
Optical Comparator	Jones & Lamson	
Electric Furnace	Cress	C122012
Electric Furnace	Matheson Scientific	
Hoist	Weight Lifter	
Hoist		
Drill Press	Walker turner	
Drill Press	Tradesman	8050S
Rockwell Hardness Tester	Wilson	
Air Cleaner	Smog Hog	
Air Cleaner	Smog Hog	
Air Cleaner	Smog Hog	
Air Cleaner	Smog Hog	

## OFFERING SUMMARY

Sale Price:	"Subject To Offer"
Building Size:	2,360 SF
Available SF:	
Lot Size:	2.18 Acres
Price / SF:	-
Cap Rate:	34.75%
NOI:	\$347,500
Year Built:	1962
Zoning:	M2
Market:	Gardena
Submarket:	Rosecrans Corridor

## PROPERTY OVERVIEW

Explore an exceptional opportunity in the heart of Gardena, CA. Long Established Thread Roll Die Company occupying 2,360 SF of a larger industrial property, built in 1962, offers a prime location with M2 zoning. This Business Investment Opportunity promises immediate and consistent returns. The property's strategic position in the thriving industrial hub of Gardena ensures seamless access to key transportation routes, a compelling advantage for logistics and manufacturing operations. With a solid history of Quality Service and prime location, this business presents a compelling prospect for industrial and manufacturing investors seeking a reliable income stream and long-term growth potential.

## PROPERTY HIGHLIGHTS

- - 2,360 SF industrial building
- - Featuring Legacy Reishaur Grinders
- - Zoned M2
- - Prime location in Gardena
- - 100% occupancy
- - Well-maintained property
- - Strong Sales History
- - Ample parking facilities

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