


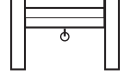






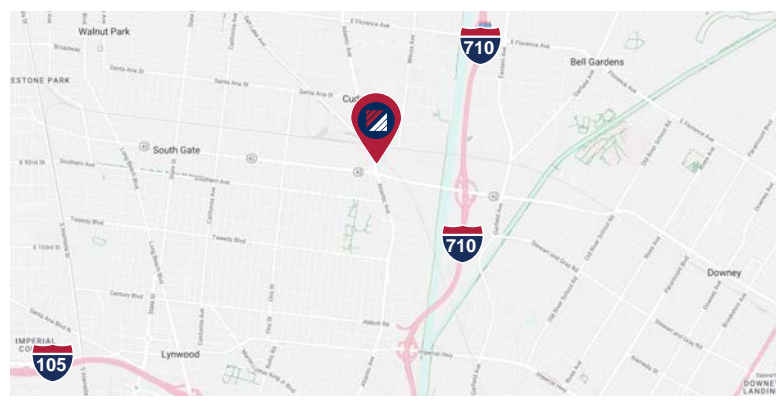
# 14,400 SF FOR SALE OR LEASE

INDUSTRIAL BUILDING | ±14,400 SF  
 8660 ATLANTIC AVE. | SOUTH GATE | CA  
 PRICE: \$3,500,000 | RATE: \$1.00 / SF / MONTH GROSS

					
<b>14,400 SF INDUSTRIAL BUILDING</b>	<b>1,600 SF OFFICE</b>	<b>16'-18' CLEAR HEIGHT</b>	<b>4 GROUND LEVEL DOORS (12'X14')</b>	<b>FENCED YARD</b>	<b>34,408 SF (0.79 AC) LAND</b>

**PROPERTY HIGHLIGHTS:**

- Freestanding Industrial Building
- ±1,600 SF Office Area
- ±1,600 SF "Bonus" Mezzanine Storage Area
- Clear Span Warehouse / 16' -18' Clear Height
- TBD Amps, 277/480 Volt Electrical Service (Verify)
- 4 Oversized Ground Level Loading Doors
- Large Fenced Yard
- ±50 Surface Parking Spaces
- Highly Visible South Gate Location
- Convenient Access to the 710 Freeway
- NOTE: Vehicle Service/Repair and Retail/Wholesale Sales of Parts/Items Permitted



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# PHOTOS



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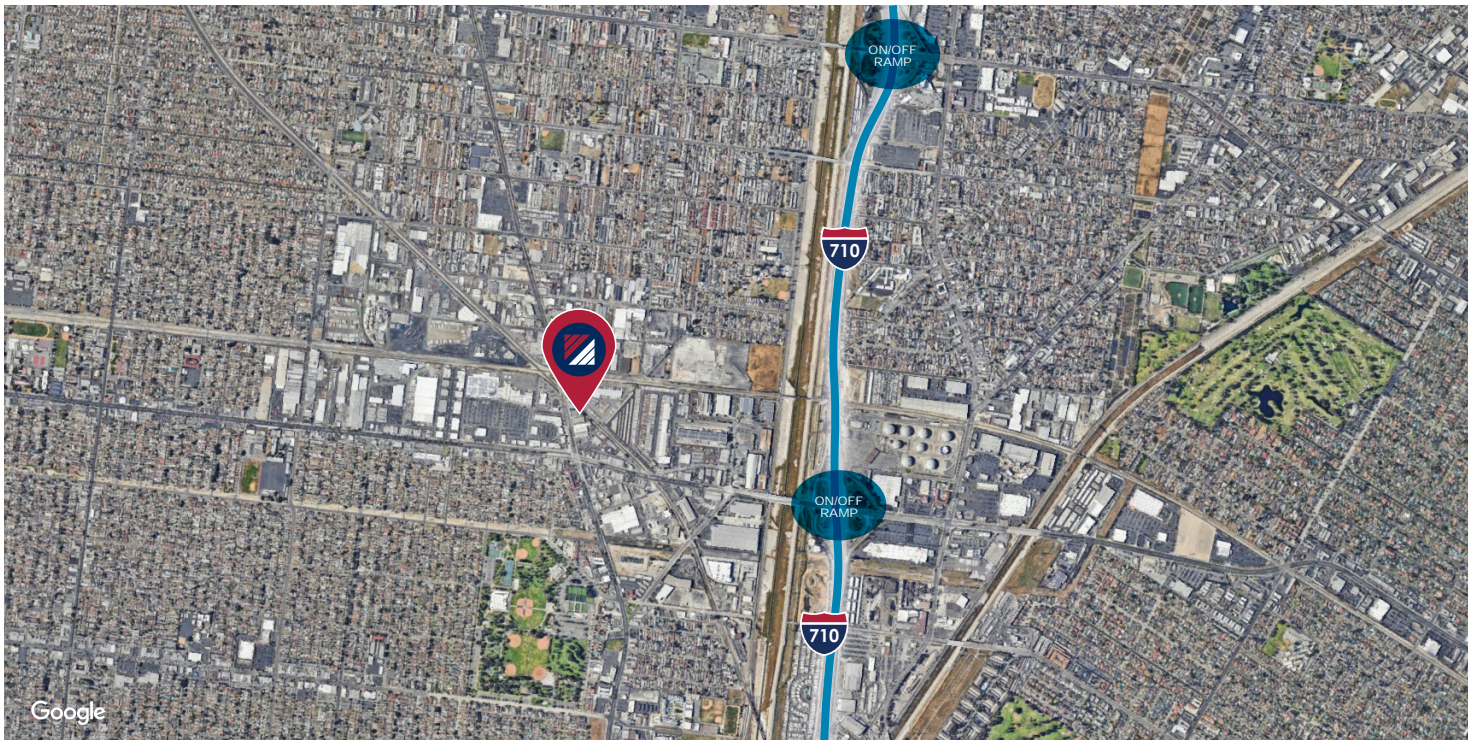
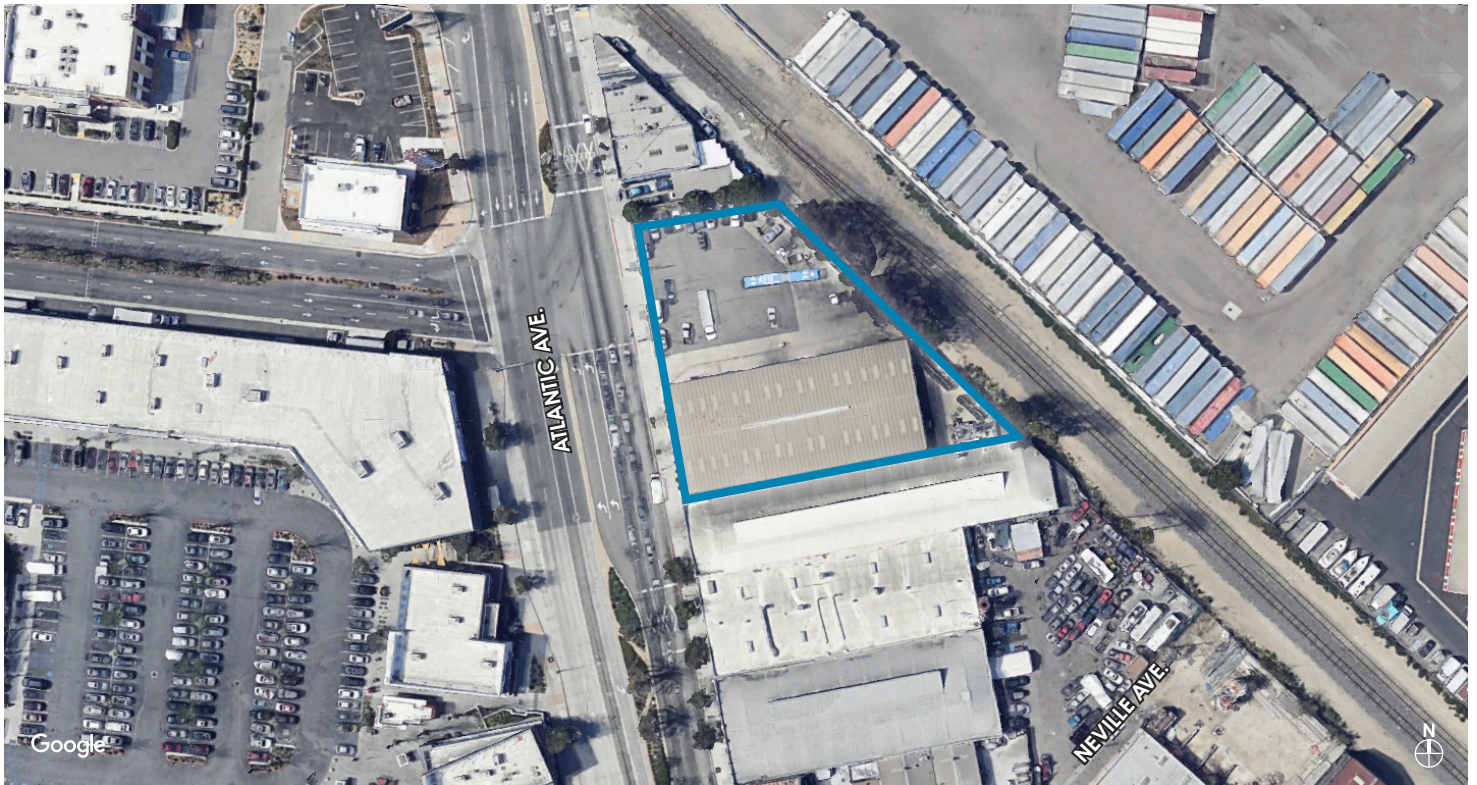
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# AERIAL



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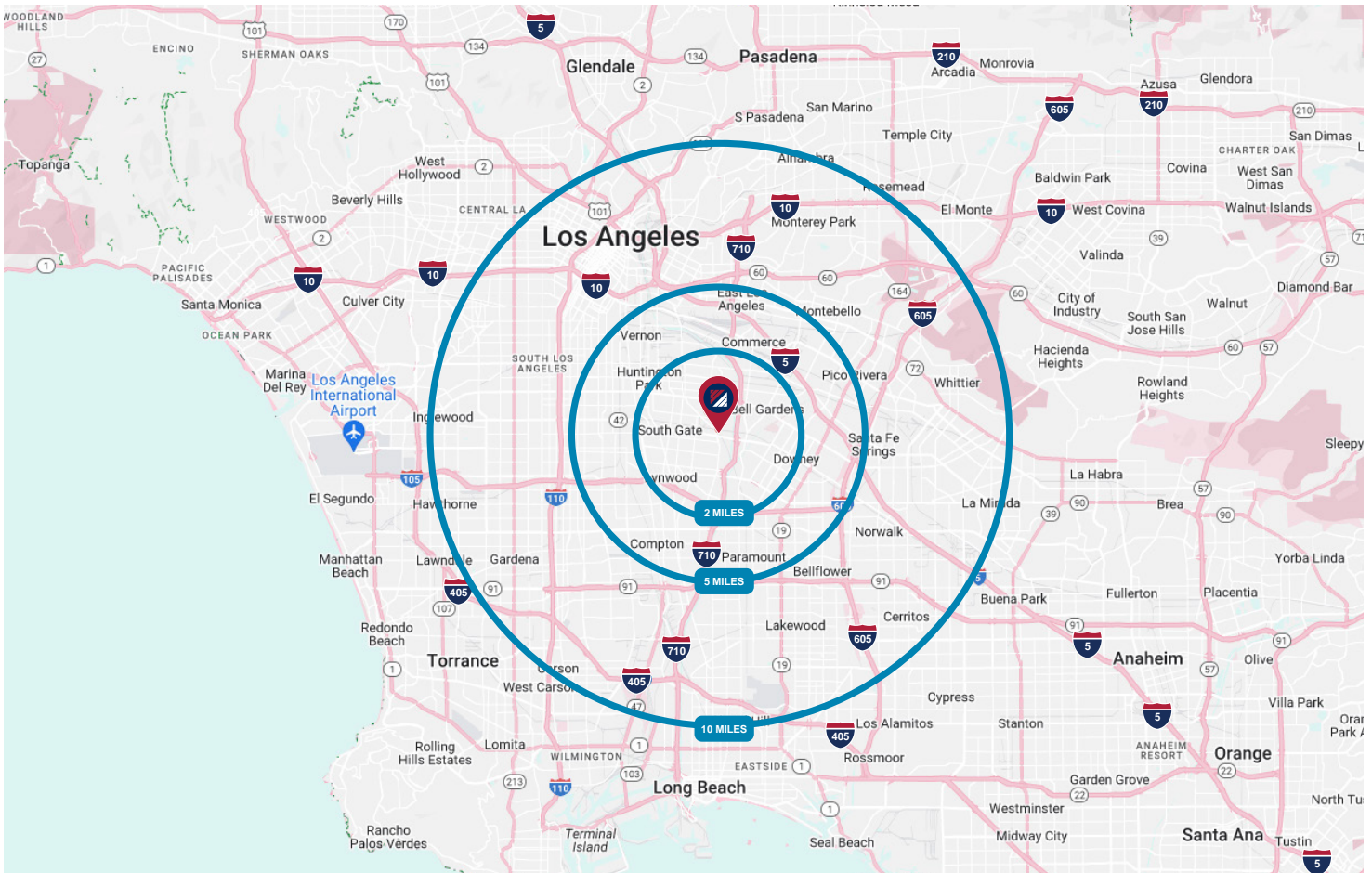
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# TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Dist. from Subject Property
Atlantic Ave	Wright Pl N	36,779	0.03 mi
Firestone Blvd	Lotta Ave E	60,608	0.13 mi
Patata St	Salt Lake Ave W	3,401	0.14 mi
Atlantic Ave	Branyon Ave S	19,879	0.20 mi
Firestone Blvd	Jess St E	55,159	0.21 mi
Atlantic Ave	Ardine St N	23,384	0.22 mi
Salt Lake Ave	Ardine St NW	11,927	0.28 mi
Southern Ave	Hildreth Ave E	10,926	0.40 mi
Wilcox Ave	Santa Ana St N	4,153	0.46 mi
Rayo Ave	Corval St SW	3,685	0.46 mi



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# AMENITIES MAP



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