

Available SF 12,000 SF

Industrial For Sale

Building Size 12,000 SF



**Address:** 8801-8811 S Broadway, Los Angeles, CA 90003

**Cross Streets:** S Broadway/W 88th Pl

Two Contiguous Masonry Commercial Buildings  
 18' Ceilings, Roll-Up Doors, Bonus Mezzanine  
 Large Yard Area For Parking  
 Ideal For Owner-User or Investor - 3 Units Possible  
 Access From Two Streets and Rear Alley  
 2 Blocks From 110 Fwy Manchester Ave Ramps

**Sale Price:** \$1,400,000.00  
**Sale Price/SF:** \$116.67  
**Available SF:** 12,000 SF  
**Prop Lot Size:** 0.45 Ac / 19,464 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** C2

**Sprinklered:** No  
**Clear Height:** 18'  
**GL Doors/Dim:** 2 / 10'x12' ; 10'x10'  
**DH Doors/Dim:** 0  
**A: 400 V: 240 O: 1 W: 1**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1938R41

**Office SF / #:** 4,000 SF / 15  
**Restrooms:** 5  
**Office HVAC:** None  
**Finished Ofc Mezz:** 2,000 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Outlying Los Angeles  
**APN#:** 6046-024-011, 012, 013, 01

**Whse HVAC:** No  
**Parking Spaces:** 24 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com), [Kevin Wittig 310-882-3482](mailto:Kevin.Wittig@dorinrealty.com)

**Listing #:** 43941782 **Listing Date:** 12/02/2025 **FTCF:** CB000N000S250

**Notes:** Gas meter. Additional electrical svcs 1) 200 Amp, 240 Volt, 3 Phase. 2) 110 Amp, 240 Volt, 1 Phase. All details must be verified.



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