

8830-8832 MINER ST

LOS ANGELES, CA 90001 | FUNCTIONAL INDUSTRIAL BUILDING WITH YARD

OFFERING MEMORANDUM

Functional Industrial Facility with Yard, Income in Place, and Value-Add Upside

DORIN
REALTY COMPANY

DRE Lic. No. 00531646

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BROKERAGE CONTACTS:

MARK WHITMAN

President & Broker of Record

☎ (213) 627 0007 x124

✉ mwhitman@dorinrealty.com

🏠 CA DRE License #00918875

KEVIN WITTIG

Advisor

☎ (310) 882-3482

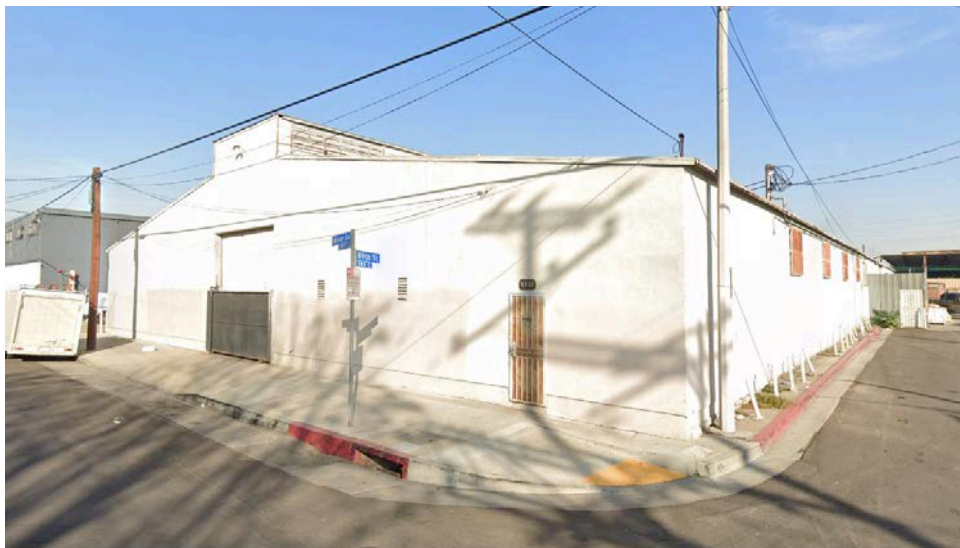
✉ kevin@dorinrealty.com

🏠 CA DRE License #02025389

Dorin Realty, Inc Office: 4555 Pacific Blvd, Vernon, CA 90058

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EXECUTIVE SUMMARY



Dorin Realty Company is pleased to present 8830–8832 Miner Street, a ±22,795 square-foot freestanding industrial facility situated on ±0.87 acres in the heart of South Los Angeles’ Florence-Firestone industrial corridor.

The property features clear, functional warehouse space with 13’–18’ clear heights, two grade-level doors, and a secured 15,160 square-foot fenced yard for parking or outdoor storage. A month-to-month tenant currently occupies ±9,700 SF at approximately \$8,000 per month gross, providing immediate income and flexibility. The rear ±13,095 SF will be delivered vacant, offering multiple paths for both owner-users and investors to unlock value.

With its clean presentation, fire sprinklers, and highly functional layout, 8830–8832 Miner Street represents a rare opportunity to acquire a mid-size, yard-served industrial building with immediate occupancy potential and in-place cash flow in one of Los Angeles County’s most sought-after infill locations.

FUNCTIONAL LAYOUT & FLEXIBILITY

Address	8830–8832 Miner Street, Los Angeles, CA 90002
Building Size	±22,795 SF
Land Area	±39,040 SF (±0.90 acres)
Year Built	1948
Zoning	SP-Light Manufacturing (County of Los Angeles)
Clear Height	13’–18’
Loading	(2) Grade-Level Doors (14’×14’, 18’×12’)
Power	400 Amp, 240V, 3-Phase 200 Amp, 240V, 3-Phase
Sprinklers	Yes
Parking / Yard	±15,160 SF fenced surface lot
Office Area	1,248 SF
Occupancy	Front ±9,700 SF leased month-to-month (~\$8,000/mo); rear ±13,095 SF vacant
Asking Price	\$4,200,000 / \$184.25 Per SF

PROPERTY OVERVIEW



North facing aerial view of the building and yard



Rear space of building vacant and ready for occupancy

NO GROSS RECEIPTS TAX ADVANTAGE

Situated in unincorporated Los Angeles County, the property benefits from no City of LA Gross Receipts Tax, reducing long-term operating costs.

FUNCTIONAL INDUSTRIAL LAYOUT WITH FLEXIBLE DIVISION

The property features $\pm 22,795$ SF across two interconnected warehouse sections with ± 728 SF of office. The front $\pm 9,700$ SF is leased month-to-month; the rear $\pm 13,095$ SF is vacant and move-in ready.

SECURE YARD AND EFFICIENT ACCESS

A fenced $\pm 15,160$ SF yard offers secure parking and storage, with two grade-level doors and 13'-18' clear heights for efficient industrial use.

CLEAN, WELL-MAINTAINED, AND FULLY SPRINKLERED

Originally constructed in 1948, the building has been consistently maintained and remains in excellent functional condition, featuring a stucco exterior, monitor roof design for natural light, and fire sprinkler coverage throughout.

PRIME SOUTH LOS ANGELES INFILL LOCATION

Two blocks west of Alameda and less than two miles from the I-105, the site offers quick access to the I-110, I-710, and I-5 corridors.

INVESTMENT & USER OPTIONALITY

The building's configuration allows for either single-user control or dual-tenant division, appealing equally to owner-users seeking operational flexibility or investors targeting income stability.

INDUSTRIAL CHARACTERISTICS

1 INDUSTRIAL OFFICE, STORAGE & MEZZANINE

2 GRADE-LEVEL DOOR WITH YARD ACCESS

3 ±15,160 SF FENCED YARD FOR STORAGE/PARKING

4 FUNCTIONAL FOR PRODUCTION / STORAGE

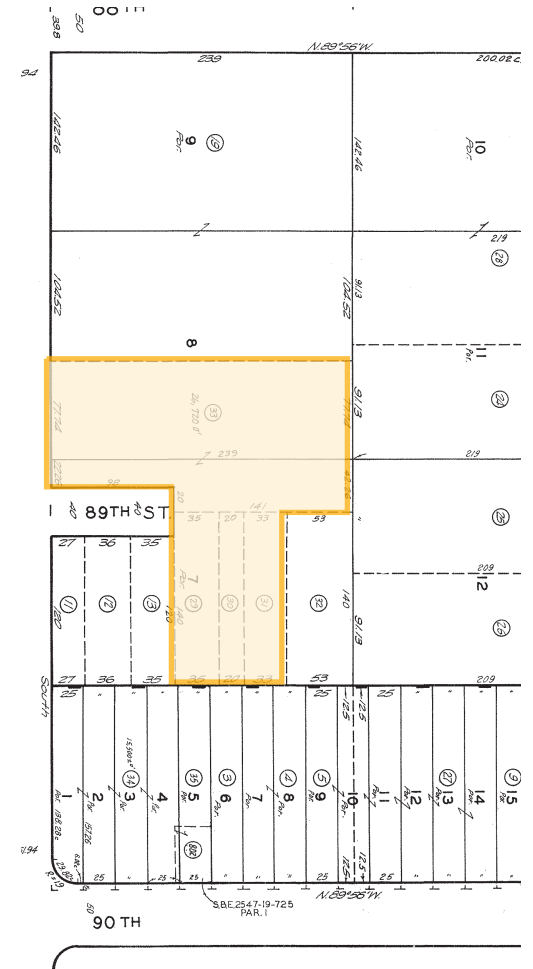
5 DRIVE-IN ACCESS FROM MINER STREET

6 DUAL ACCESS VIA 89TH STREET TO REAR YARD

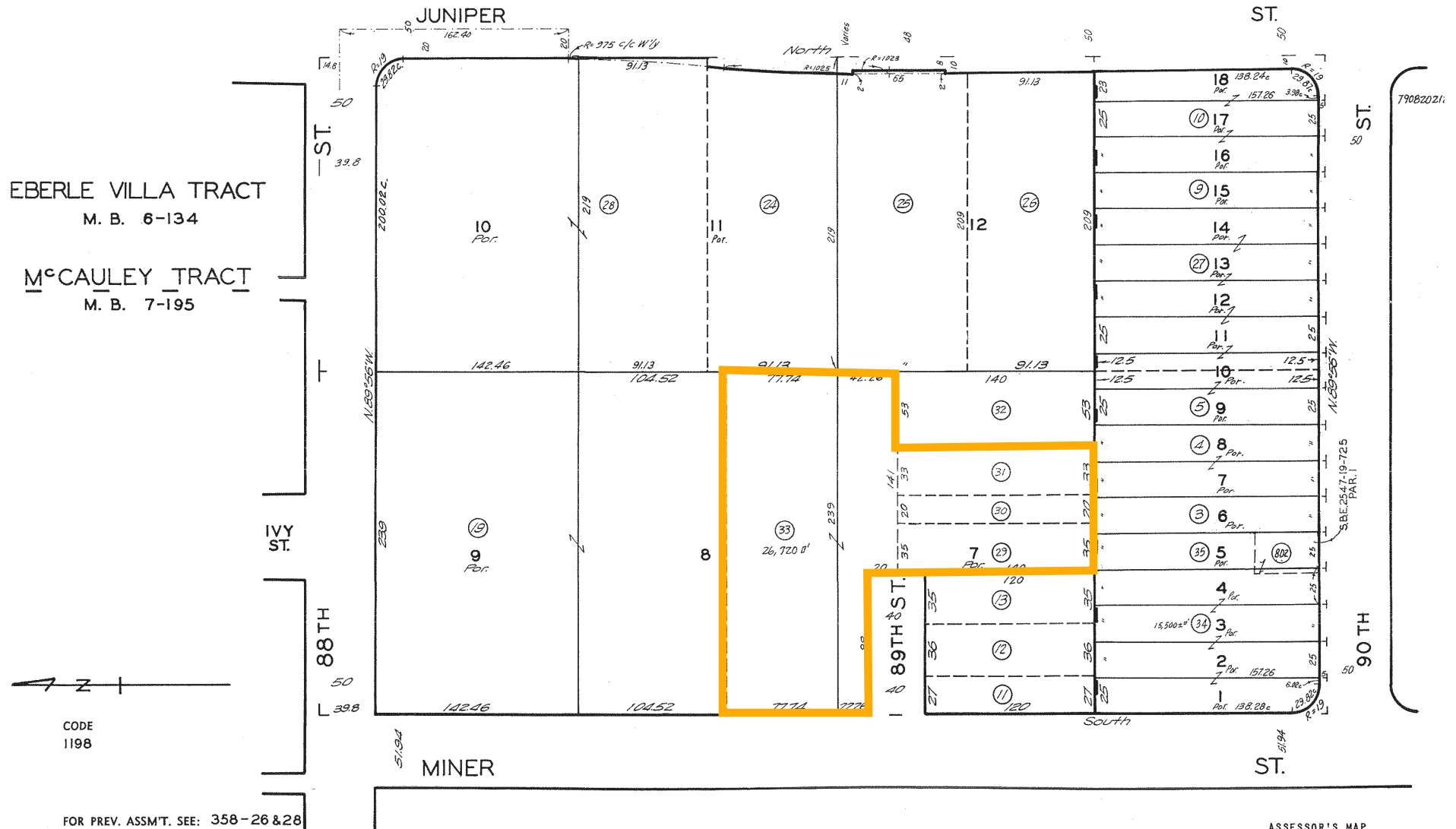
7 GATED SIDE-YARD ENTRY

8 FLEXIBLE WORKSPACE LAYOUT WITH 18' CLEAR

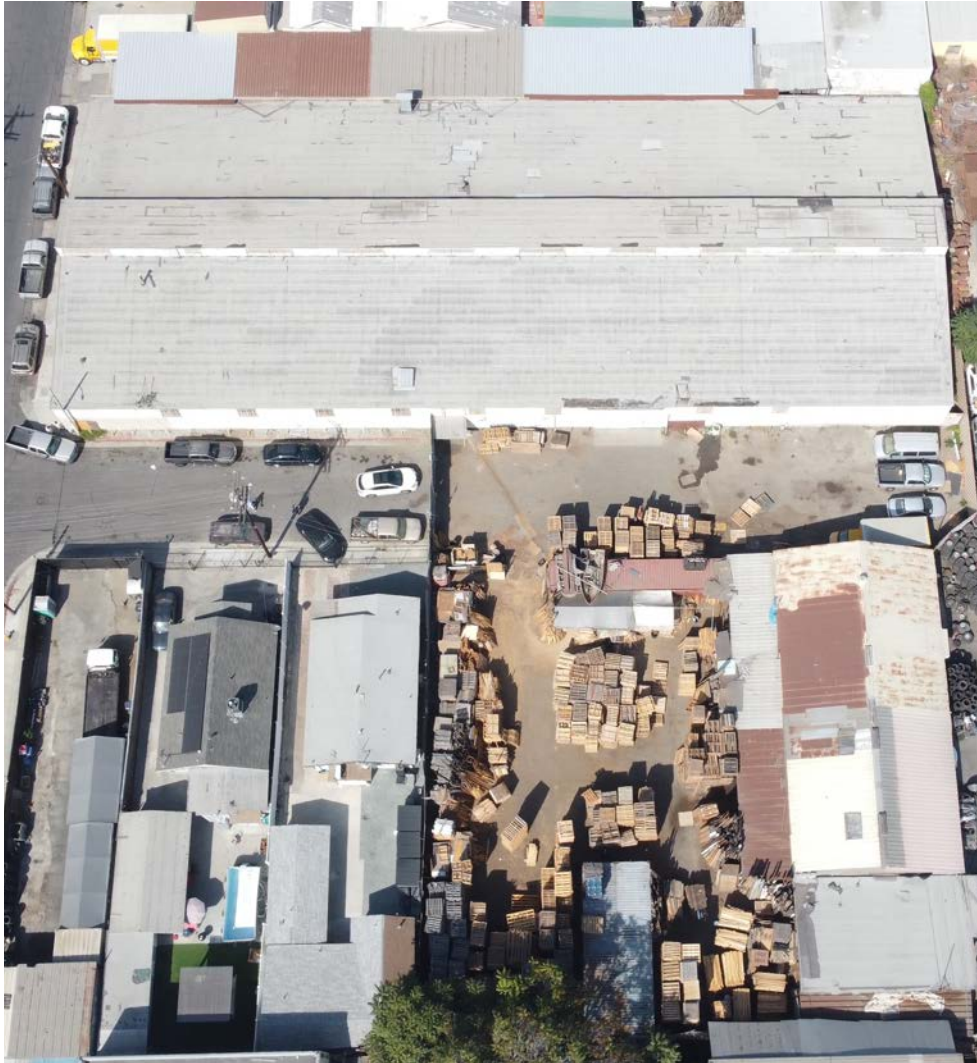
SITE OVERVIEW



PARCEL MAP



YARD OVERVIEW



North facing aerial view of the building and yard

UNIQUE DUAL ACCESS & FUNCTIONAL YARD DESIGN

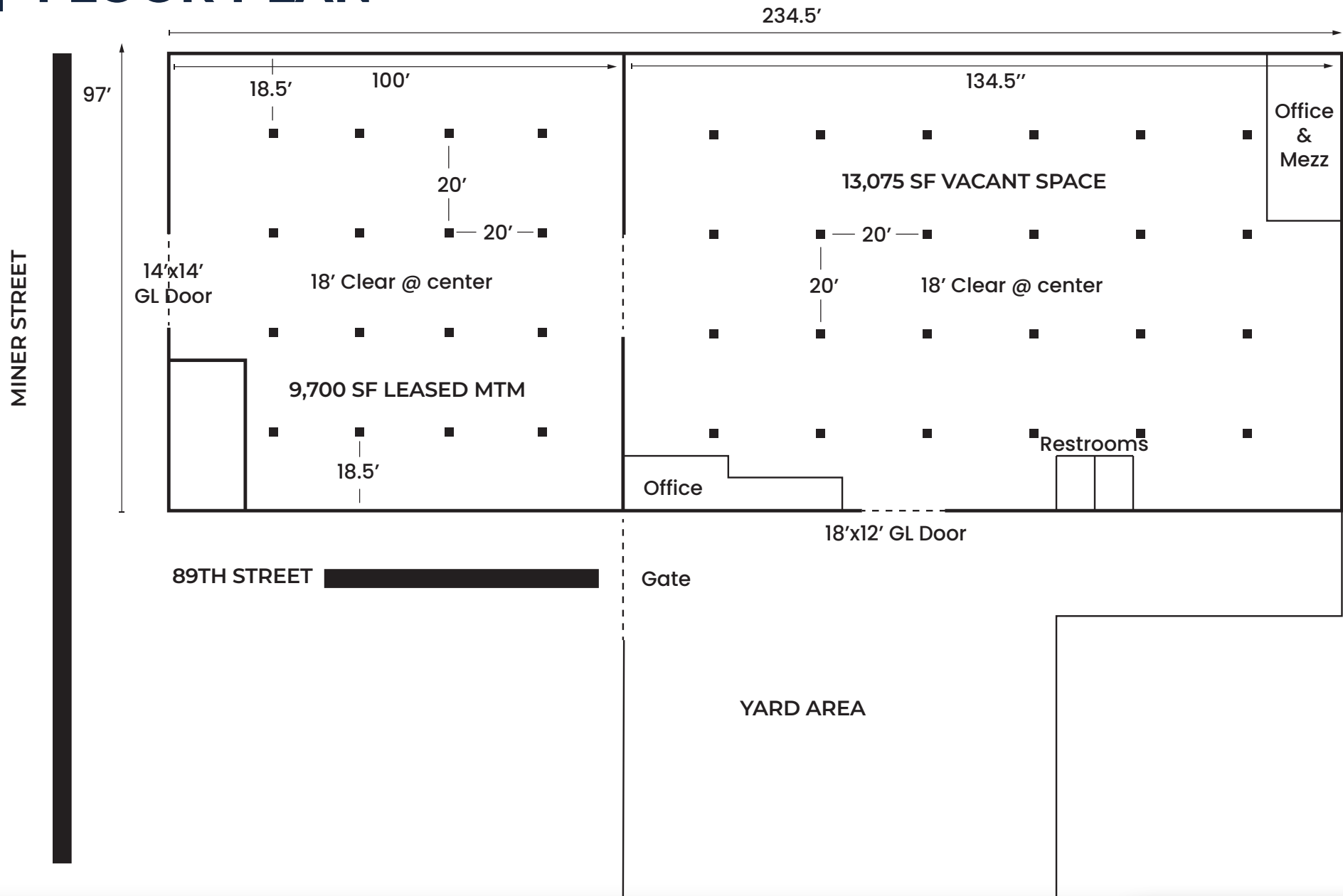
89th Street provides extended ingress to the gated yard, allowing direct truck access and easy maneuverability for larger deliveries. This alignment supports secure, efficient loading and independent circulation between front and rear units.

The rear warehouse features classic drop-down industrial ventilators that enhance air quality and temperature control — ideal for manufacturing or woodworking users. An oversized gas line provides higher-than-average capacity for industrial processes, further broadening operational flexibility.

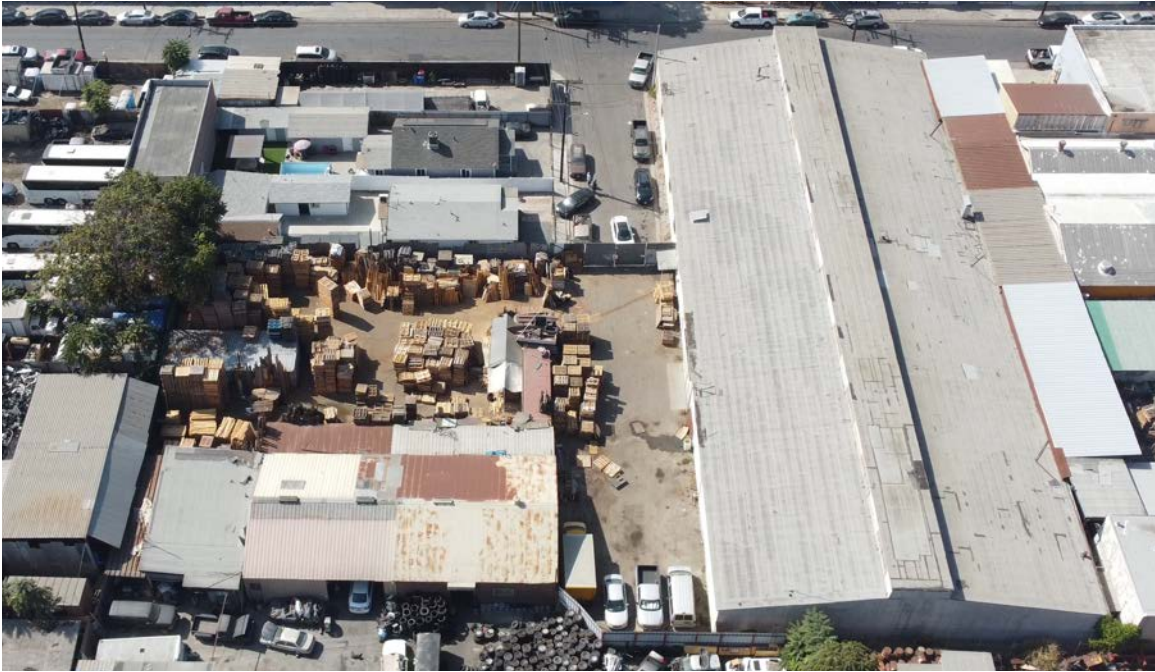
The 15,160 SF fenced yard offers valuable on-site storage, parking, and delivery space — a highly desirable attribute for South LA infill users seeking both indoor and outdoor utility.

- Extended 89th Street ingress allows straight-line truck entry
- Private dead-end access provides secure, low-traffic operations and dual entry for front/rear users.
- Classic drop-down ventilators improve airflow for sanding, finishing, or light manufacturing uses.
- 15,160 SF fenced yard enables parking, storage, or truck staging on-site.
- Highly functional site layout combining efficiency, access, and operational flexibility.

FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



IMMEDIATE AREA

AREA HIGHLIGHTS

- Located in unincorporated Los Angeles County, providing superior tax efficiency for owner-users and investors.



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REGIONAL ACCESS

CONNECTIVITY HIGHLIGHTS

- **Central Infill Location** within Los Angeles' primary industrial corridor—minutes from DTLA, LAX, and the Ports of LA and Long Beach.
- **Immediate Freeway Access** to the I-105, I-110, and I-710, linking to the 405 and 5 corridors for efficient regional and interstate logistics.
- **Direct Route to the Alameda Corridor**, a 20-mile dedicated freight artery providing rapid rail and truck access to port terminals.

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OWNER-USER OPPORTUNITY

A RARE OPPORTUNITY TO OWN FUNCTIONAL INDUSTRIAL REAL ESTATE IN SOUTH LOS ANGELES

8830-8832 Miner Street offers immediate owner-user potential with in-place income from a month-to-month front tenant and a vacant rear warehouse ready for occupancy. The property's divisible layout, secure yard, and flexible zoning create an ideal environment for small to mid-sized operators seeking control, stability, and long-term cost efficiency. The $\pm 13,095$ SF rear portion can accommodate a wide range of uses — from light manufacturing and assembly to warehousing, distribution, or specialty trade operations — while the $\pm 9,700$ SF front space provides optional income or expansion potential.



8830-8832 MINER STREET PROVIDES THE OPPORTUNITY TO OWN A FULLY FUNCTIONAL, MOVE-IN-READY INDUSTRIAL ASSET IN A MARKET DOMINATED BY LEASED INVENTORY.

OWNER-USER ADVANTAGES

- Immediate occupancy of $\pm 13,095$ SF rear section.
- Month-to-month front tenancy (~\$8,000/mo) provides income and flexibility.
- Functional 18' clear height, heavy power, and secure yard.
- Grade-level access with direct connection to the outdoor storage.
- Located in a highly accessible South LA infill corridor near the I-105 and Alameda Street.
- Ideal for manufacturers, fabricators, or distributors seeking ownership in a high-demand industrial zone.

INVESTOR REPOSITIONING & VALUE-ADD POTENTIAL

STRATEGIC INFILL INDUSTRIAL INVESTMENT WITH DIVISIBILITY AND INCOME UPSIDE

For investors, 8830–8832 Miner Street offers a rare value-add opportunity in one of Los Angeles' most supply-constrained infill markets. The property's dual access, in-place income, and functional layout create clear paths to stabilize cash flow and enhance long-term returns.

INVESTOR HIGHLIGHTS

- **Immediate cash flow** from a month-to-month front tenant (~\$8,000/mo gross) with upside through re-lease or renewal.
- **Vacant ±13,095 SF rear unit ready to lease** at current South LA market rents
- **Flexible multi-tenant configuration supported by separate access and utilities for front/rear spaces.**
- **Functional infill asset** with secure yard, truck access, and strong tenant demand across trades and logistics users.
- **Limited small-bay supply** in the South LA corridor keeps vacancy under 4%, supporting rent stability.
- **Potential for light capital upgrades** (paint, lighting, signage) to drive higher market positioning.
- **Attractive entry basis** for an investor seeking yield with long-term appreciation potential.
- **High-utility improvements** (ventilation, heavy gas service, fenced yard) enhance leaseability and reduce downtime.



SOUTH LOS ANGELES INDUSTRIAL SUBMARKET

SOUTH LA INDUSTRIAL AT A GLANCE

- **Total Inventory:** 22.9 M SF
- **Vacancy Rate:** 3.8 %
- **Availability Rate:** 4.6 %
- **Average Asking Rent:** \$1.44 SF/Mo. NNN
 - **Logistics:** \$1.45 SF/Mo. NNN
 - **Flex:** \$1.92 SF/Mo. NNN
 - **Specialized:** \$1.38 SF/Mo. NNN
- **Year-Over-Year Rent Change:** -3.9 %
- **Construction Pipeline:** 0 SF UC
- **Five-Year Rent Growth:** +30 %
- **Recent Average Sales Price:** \$294 / SF
- **Recent Average Cap Rate:** 5.4%
- **12-Month Sales Volume:** \$292 M

The South Los Angeles industrial submarket remains one of the region's most tightly held and supply-constrained infill markets. Proximity to the I-105, I-110, and I-710 freeways, the Ports of Los Angeles and Long Beach, and Downtown Los Angeles positions the area as a vital logistics hub serving both port-related and last-mile distribution users.

As of late 2025, vacancy remains near record lows at 3.8 %, underscoring the durability of tenant demand even amid moderating rents. Asking rents have softened roughly 4 % year-over-year yet remain over 30 % higher than pre-pandemic levels. No new construction is underway, reflecting the submarket's built-out nature and strict land constraints—factors that will continue to support rent stability and values over time.

GREATER LOS ANGELES INDUSTRIAL MARKET

Across Los Angeles County, fundamentals have normalized following the post-pandemic surge. While vacancy has edged up to 6.5 % and rents have corrected roughly 20 % from their 2023 peak, effective rents remain approximately 30 % above 2019 levels. The county continues to attract diverse industrial tenants—ranging from manufacturers and food processors to 3PL operators—drawn by unmatched infrastructure and labor access. Recent leasing activity suggests stabilization heading into 2026.

INVESTMENT CONDITIONS

From an investment perspective, South Los Angeles continues to demonstrate resilience. Recent sales have averaged approximately \$294 per SF at a 5.4 % cap rate, with deal volume more than doubling the five-year average. Buyers are prioritizing functional infill assets like 8830-8832 Miner Street that offer heavy power, secure yard space, and divisibility in low-tax jurisdictions. These factors combine to create a compelling entry point for well-capitalized owner-users and private investors alike.



DEMAND DRIVERS & TENANT TRENDS IN SOUTH LOS ANGELES

WHY LOCATE IN SOUTH LOS ANGELES?

The South Los Angeles industrial submarket continues to benefit from a number of structural and cyclical trends that support low vacancy, sustainable demand, and tenant diversity.

While furniture manufacturing is visible in the area, a number of other business types are expanding or maintaining footprints in South Los Angeles—especially those requiring heavy power, yard space, or flexible industrial layouts. They include the following:

FURNITURE & MILLWORK / WOODWORKING

Many local furniture makers, cabinetry, and custom millwork shops favor South LA for its access, zoning, and industrial buffer.



LIGHT FABRICATION & METALWORKING

Precision metalworks, sheet metal fabrication, specialty machining, and related ancillary trades.



ASSEMBLY, ELECTRONIC & MEDICAL COMPONENTS

Companies producing electronics, medical devices, and smaller components, benefitting from yard access, loading, power, and proximity to the supply chain.



PACKAGING, LABELING & PRINT SHOPS

As e-commerce growth pushes demand for packaging, fulfillment support and print/logistics firms are locating close to large distribution corridors.



3PL / LAST-MILE DISTRIBUTION & TRANSLOAD

To serve dense LA demand, 3PLs, cross-dock operations, and specialized logistics users (especially for regional fulfillment) are growing in infill submarkets like South LA.



VALUE-ADDED IMPORT / EXPORT SERVICES

Firms that handle light import/export operations (customs brokers, light packing, container de-stuffing) use spaces close to port corridors but with non-premium rent.



Culve

8830-8832 Miner St
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- 1 mile
- 3 miles
- 5 miles

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OFFERING MEMORANDUM

DORIN
REALTY COMPANY

DRE Lic. No. 00531646

INVESTMENT ADVISORS

Mark Whitman

President, CEO

CA DRE Lic. No: 00918875

+1 213 627-0007 (x124)

mwhitman@dorinrealty.com

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www.dorinrealty.com