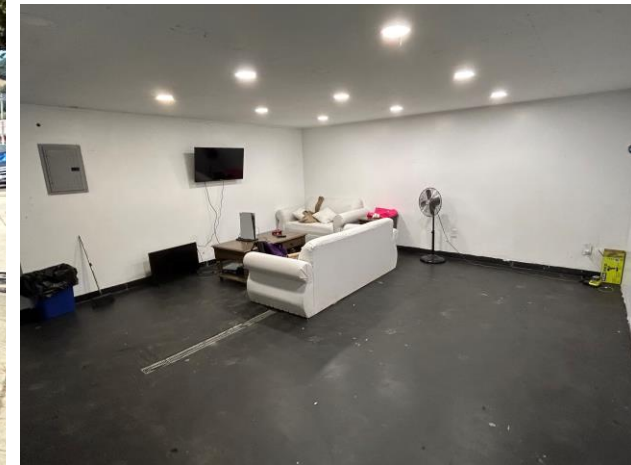
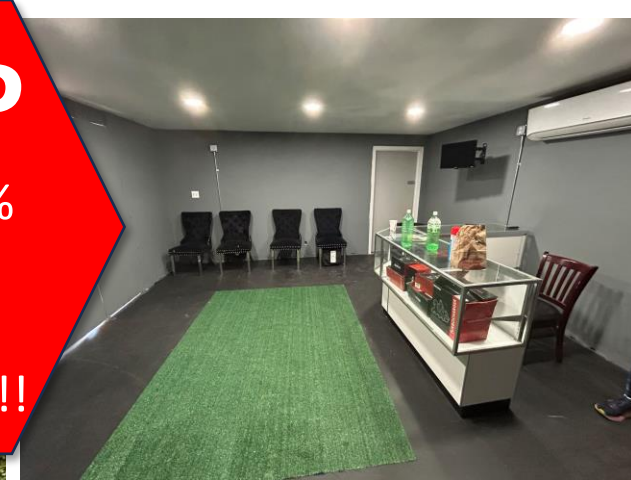


# 5000 SF Industrial Warehouse

5520 Alhambra Avenue, Los Angeles, Ca. 90032

**STOP**

up to 90%  
LTV  
Seller  
Financing!!!



**FOR SALE**  
**\$1,500,000**

**For more information:**

**Joshua Galindo**

Principal - Capital Markets Advisor

**TERRENO ADVISORY**

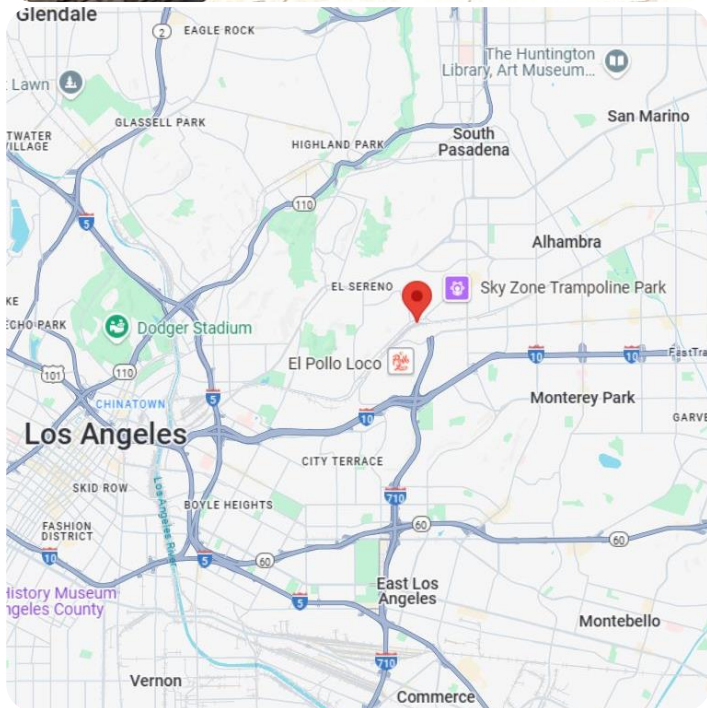
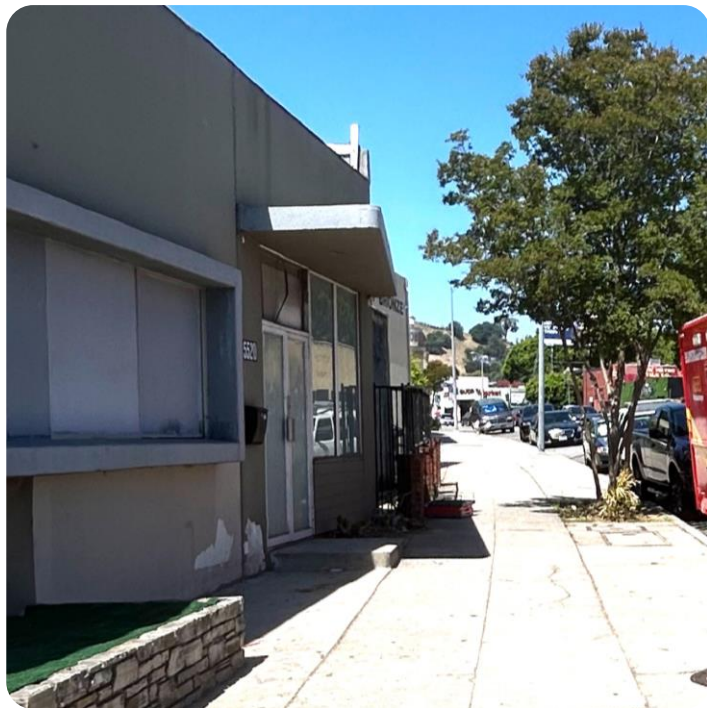
19800 MacArthur Blvd, Suite 300

Irvine, California, 92612

(310) 948 - 1491 Cell

CalBRE #01837553

[www.terrenoadvisory.com](http://www.terrenoadvisory.com)



# 5520 Alhambra Avenue Los Angeles, Ca 90032

- **Type:** Warehouse
- **Zoning:** LAMR1
- **RBA:** 5,000 SF
- **Sale Price:** \$1,500,000
- **Price Per Foot:** \$300
- **Year Built:** 1953
- **Ceiling Height:** 12'
- **Drive Ins:** 1 total/10'w X 10'h
- **Roll Up Doors:** 2 Total/10'w X 10'h
- **Land Area:** .12 AC
- **Office:** 721 SF
- **Parking:** 4 Surface Spaces
- **Features:** Skylights and Mezzanine
- **Financing:** Can obtain new purchase debt or possible Seller Carry Financing



**\*Drive by only, Do not disturb Tenant**

**For more  
information contact:**

**Joshua Galindo  
(310) 948 -1491**

**[jgalindo@terrenoadvisory.com](mailto:jgalindo@terrenoadvisory.com)**