

Available SF 18,000 SF

Industrial For Sale

Building Size 18,000 SF



Address: 2772 Norton Ave, Lynwood, CA 90262
Cross Streets: Santa Fe Ave/Norton Ave

Owner/User Development Opportunity
 Multiple Useful Structures; Can Utilize or Demolish
 Can Be Purchased With 3 Adjacent Parcels
 Priced at Land Value

Sale Price: \$2,905,602.00
Sale Price/SF: \$161.42
Available SF: 18,000 SF
Prop Lot Size: 0.72 Ac / 31,569 SF
Taxes: \$42,598 / 2025
Yard: Fenced/Paved
Zoning: M

Sprinklered: No
Clear Height: 10' - 30'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 400 V: 120/240 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 1959

Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 0.8:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: TBD
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6170-016-001

Listing Company: Lee & Associates
Agents: [Garrett Hill 323-767-2092](#), [Jeffrey Hubbard 323-767-2037](#)

Listing #: 45215398 **Listing Date:** 07/08/2026 **FTCF:** CB000N000S000/AQAA

Notes: Call broker for commission info. Tenant to verify all including bldg/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitted uses, number of restrooms, ADA compliance, parking, bldg and roof condition, HVAC, Access, encroachments, floor load, and taxes. Power has been vandalized. Structures vary in age, construction type, and clear height. Buyer should independently verify all information. Parcel line is estimated and should be independently verified by buyer.

FOR SALE

±18,000 SF Industrial Building with ±31,569 SF of Land

2772 Norton Ave | Lynwood, CA 90262



NOTE: Drawing not to scale. All measurements and sizes are approximate.
Buyer to independently verify.

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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