

Available SF 22,795 SF

Industrial For Sale

Building Size 22,795 SF



Address: 8830-8832 Miner St, Los Angeles, CA 90002

Cross Streets: Miner St/E 88th St

Great Manufacturing or Warehouse Building For User/Investor
Large Secure Fenced Yard
18' Clear in Wide Center Bay

*Sprinklered *Airlines *Divisible 13,095/9,700 SF *Foil Insulation
\$8,000/Month Rent from Month-to-Month Tenant in Front Unit
2 Blocks W of Alameda - Less Than 2 Miles N of 105 Fwy

Sale Price: \$4,200,000.00
Sale Price/SF: \$184.25
Available SF: 22,795 SF
Prop Lot Size: 0.90 Ac / 39,030 SF
Taxes:
Yard: Yes
Zoning: SP - M-1

Sprinklered: Yes
Clear Height: 13' - 18'
GL Doors/Dim: 2 / 18'x12' ; 14'x14'
DH Doors/Dim: 0
A: 400, 200 V: 240/240 O: 3 W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1948
Whse HVAC: No
Parking Spaces: 70 / **Ratio:** 3.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,248 SF / 6
Restrooms: 4
Office HVAC:
Finished Ofc Mezz: 600 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#: 6045-018-033

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

Listing #: 43534859

Listing Date: 10/13/2025

FTCF: CB000N000S250

Notes: Monitor roof structure. Space heaters. Clearing height: 13'-18'. (2) Add 100, 240, 1 Phase services. Lease for 8830 - Front 9.700 SF month to month w/rent @ \$8,000 Gross. Large gas meter line. All details must be verified.



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