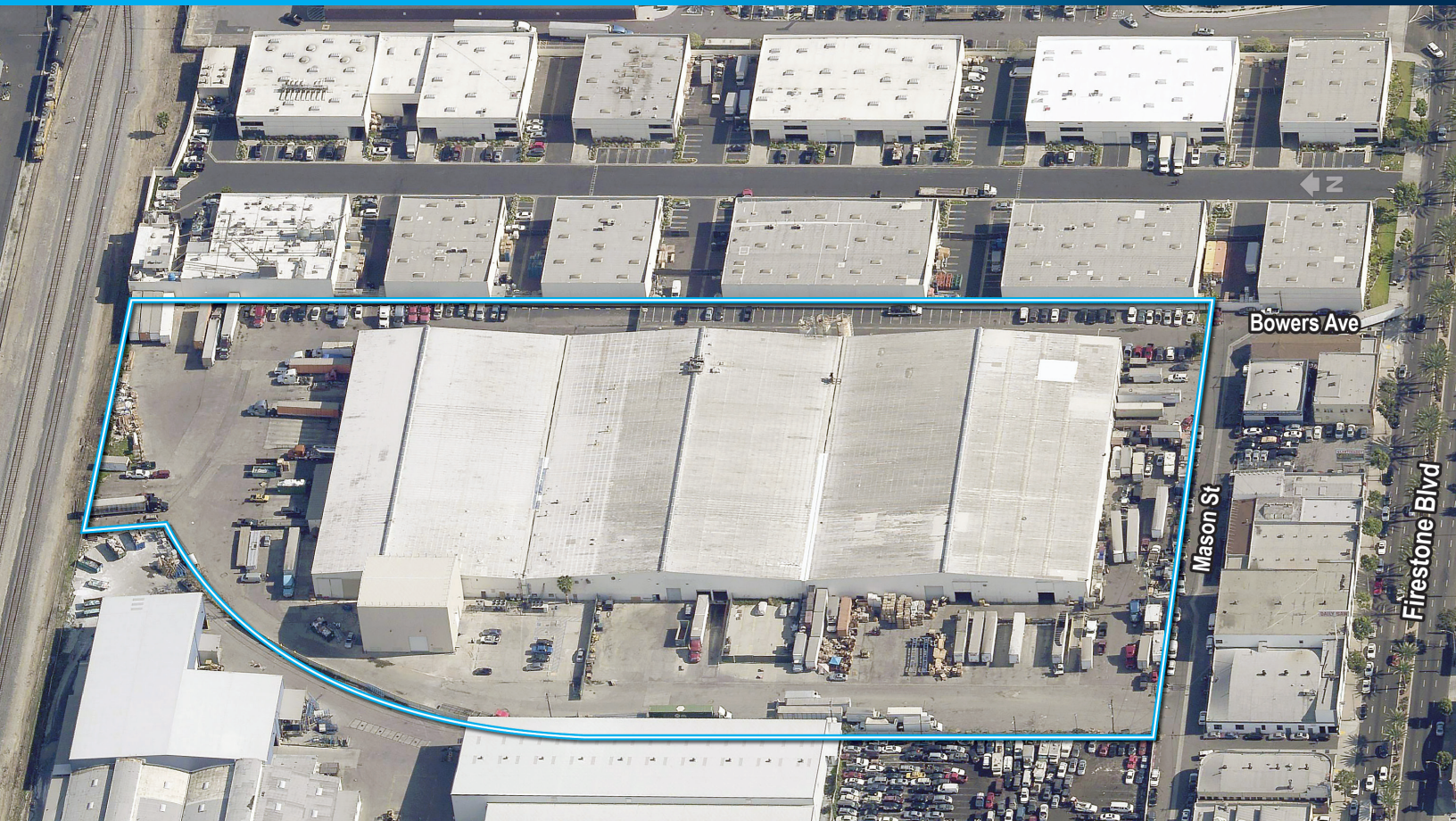


FOR SALE

203,336 SF WAREHOUSE

8685 BOWERS AVENUE, SOUTH GATE, CA 90280

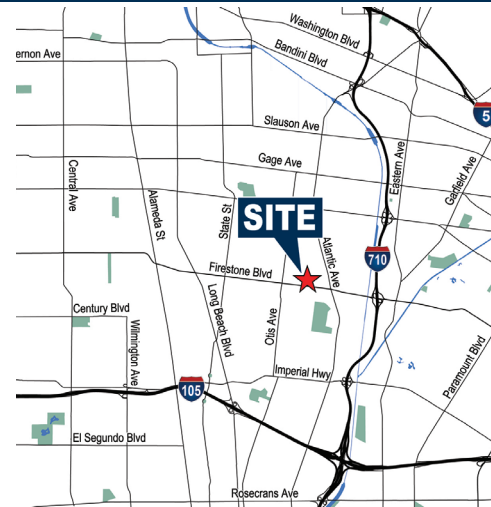


PROPERTY FEATURES

- Building Area: 203,336 SF
- Land Area: 427,023 SF
- Office Area: 15,000 SF
- 5 Ground Level Door
- 20 Dock High Doors
- 21' - 34' Clearance
- 4800 Amps - 277/480 Volt
- Year Built: 1973
- Zoning: M3

PROPERTY HIGHLIGHTS

- Rare Large Building for Sale in Greater Los Angeles
- Huge Fenced Yard
- Divisible into 3 Units
- Tall Ceilings
- Abundant Dock High Loading
- Heavy Power
- PURCHASE PRICE:
\$50,000,000 (\$245.90 PSF)



EXCLUSIVELY OFFERED BY:

Voit

REAL ESTATE SERVICES

BRIAN MCLOUGHLIN
Senior Vice President, Partner
(323) 633-1074
bmcloughlin@voitco.com
License #01268410

DAVID FULTS
Senior Vice President, Partner
(323) 791-0038
dfults@voitco.com
License #01242123

SEAN MCDONALD
Senior Vice President, Partner
(949) 351-7113
smcdonald@voitco.com
License #01973606

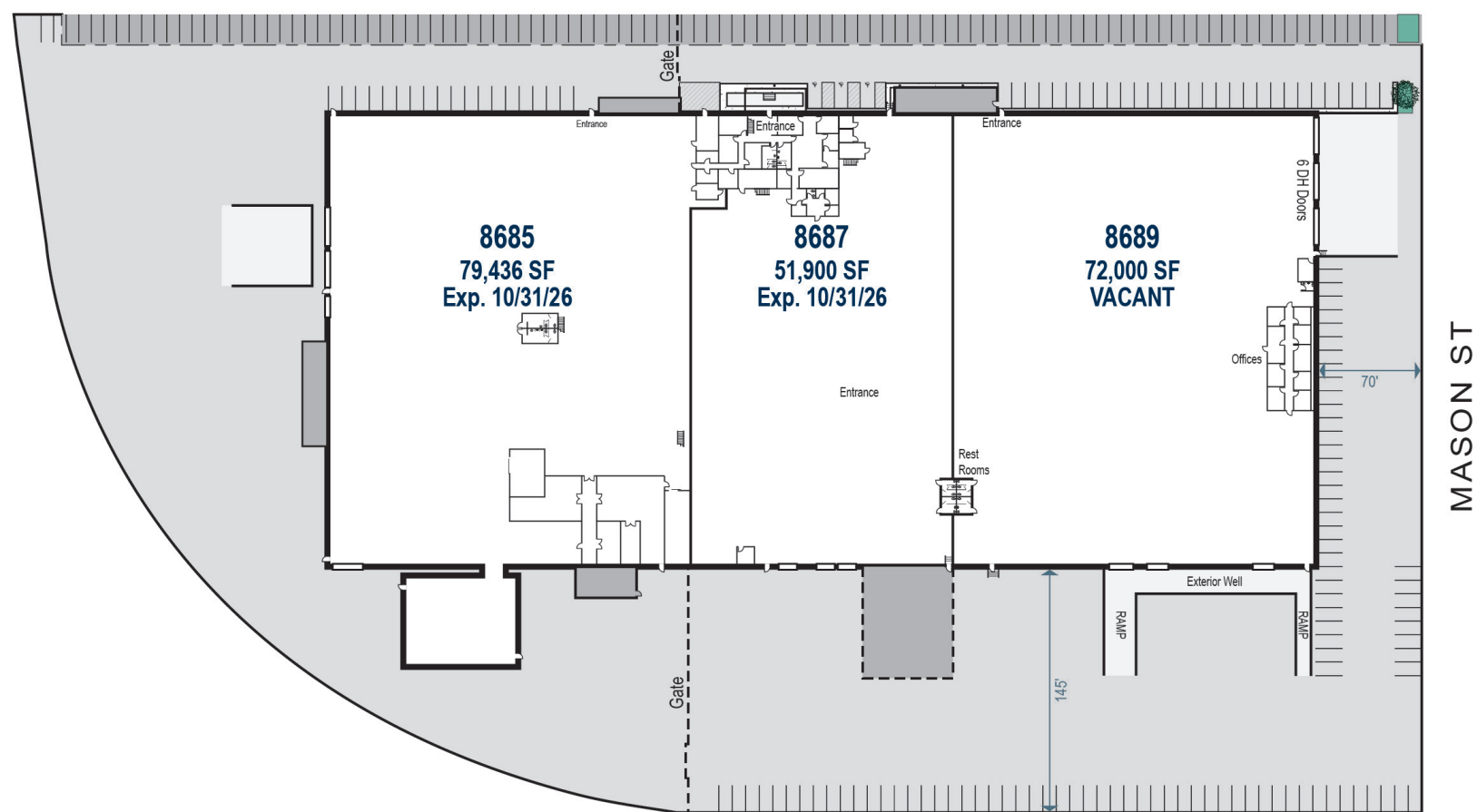
1025 W. 190th Street, #350 Los Angeles, California 90248 | License #01991785

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FOR SALE

203,336 SF WAREHOUSE

8685 BOWERS AVENUE, SOUTH GATE, CA 90280



EXCLUSIVELY OFFERED BY:

Voit

REAL ESTATE SERVICES

BRIAN MCLOUGHLIN
Senior Vice President, Partner
(323) 633-1074
bmcloughlin@voitco.com
License #01268410

DAVID FULTS
Senior Vice President, Partner
(323) 791-0038
dfults@voitco.com
License #01242123

SEAN MCDONALD
Senior Vice President, Partner
(949) 351-7113
smcdonald@voitco.com
License #01973606

1025 W. 190th Street, #350 Los Angeles, California 90248 | License #01991785

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.