

FOR SALE/LEASE

±68,700 SF / 1.5 AC OF INDUSTRIAL LAND

REDUCED LEASE RATE: \$0.49/SF GROSS



5527 LEEDS ST | SOUTH GATE | CA 90280

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±68,700 SF / 1.58 AC OF INDUSTRIAL LAND

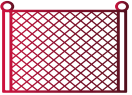
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Great Contractor's Yard



2 Minute Drive to 710 Freeway



Fully Enclosed/Gated and Paved Yard



M2 Zoned Property - Potentially Divisible



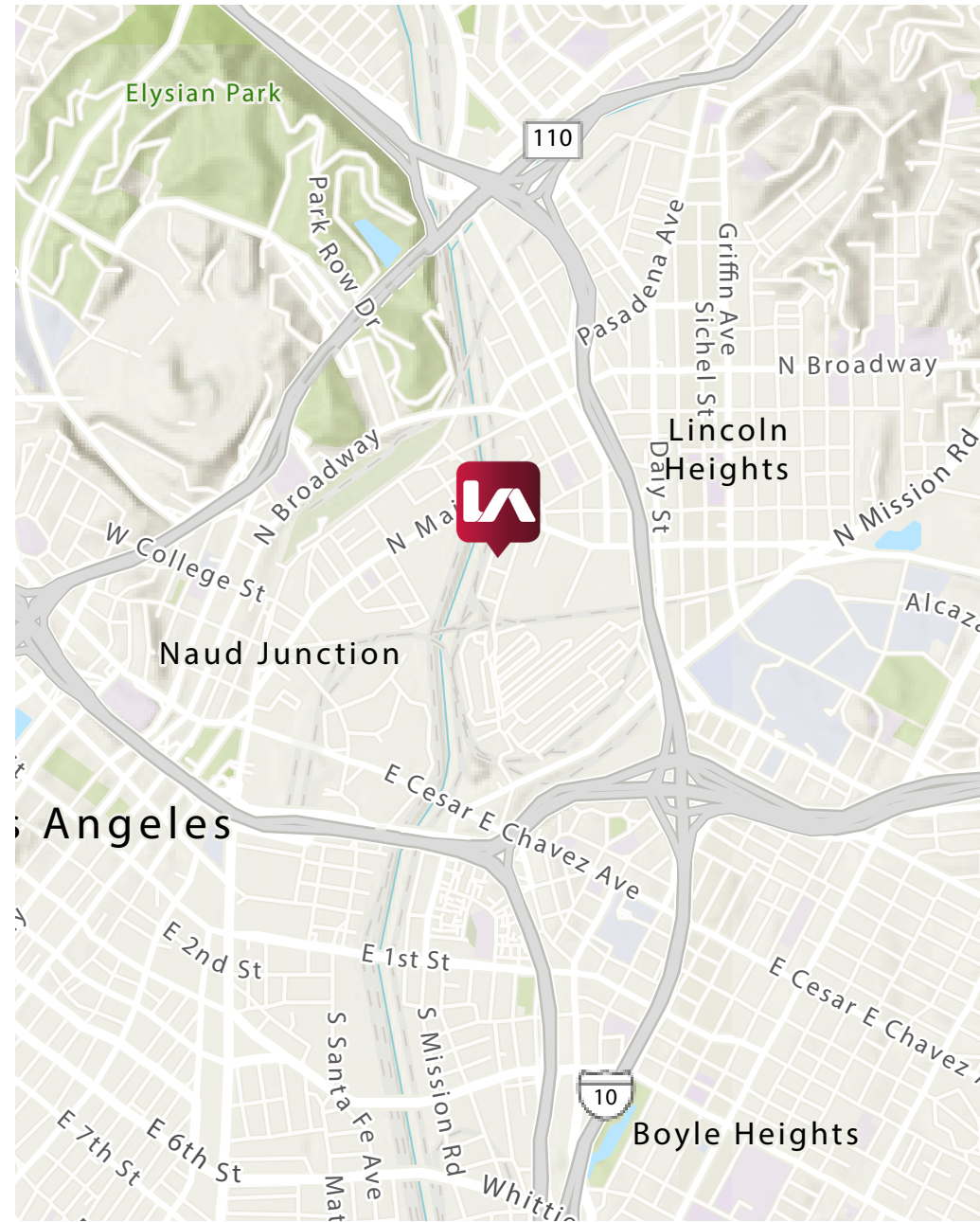
Multiple Ingress / Egress Points



APN: 6233-028-002,
6233-028-008



Shaded Blue Area on Aerial is Not Included in Leasing Area



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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.