

Available SF 13,095 SF

Industrial For Lease & For Sale

Building Size 22,795 SF



Address: 8832 Miner St, Los Angeles, CA 90002
Cross Streets: Miner St/E 88th St

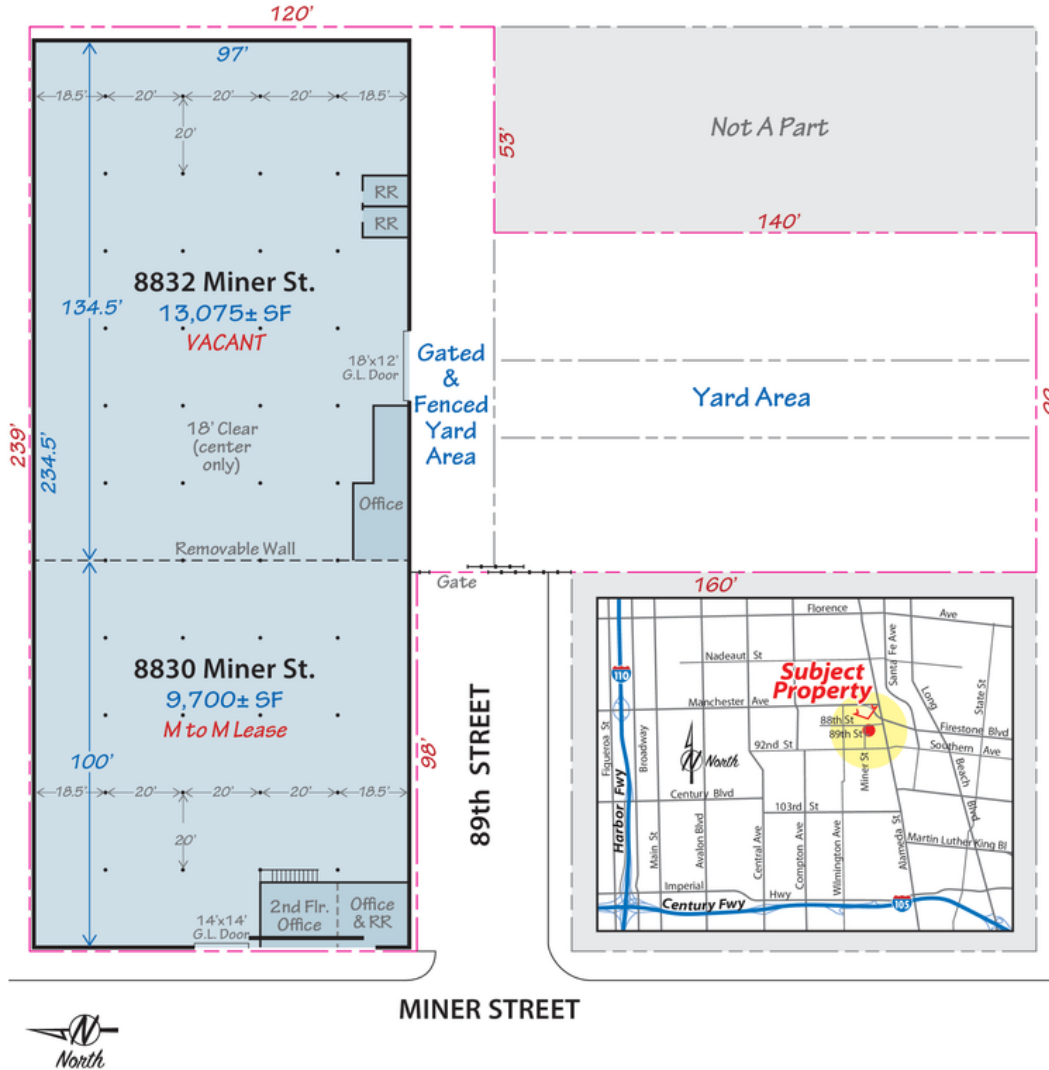
Great Manufacturing Space
 Secured Fenced/Paved Yard - Unit Recently Refurbished
 Sprinklered, Air Lines, Foil Insulation, Large Gas Meter
 Less Than 2 Miles North of 105 Fwy
 Unincorporated Los Angeles County Location - No Gross Receipts Tax

Lease Rate/Mo:	\$7,715	Sprinklered:	Yes	Office SF / #:	800 SF / 4
Lease Rate/SF:	\$0.59	Clear Height:	13'-18'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 18'x12'	Office HVAC:	AC Only
Available SF:	13,095 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	13,095 SF	A: 200 V: 240 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	600 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1948	Include In Available:	No
Sale Price:	\$4,200,000.00	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	\$184.25	Parking Spaces: 13 / Ratio: 1.0:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Outlying Los Angeles
Zoning:	SP - M-1			APN#:	6045-018-033
Listing Company:	Dorin Realty Company				
Agents:	Mark Whitman 213-627-0007				
Listing #:	43556075	Listing Date:	10/16/2025	FTCF:	AP250Y175S000
Notes:	Space heater in warehouse. All details must be verified. Zoning is SP-Light Manufacturing.				



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