

FOR SALE

11,678 S.F. 2-Unit Industrial Building



DORIN REALTY
COMPANY, INC.



8614-8616 Mettler St., Los Angeles, CA 90003

PROPERTY HIGHLIGHTS:

- Fantastic User/Investor Property. Great for Manufacturing or Distribution
- 8,906 SF Front Masonry Building
 - Leased MTM @ \$8,400/Mo. Gross.
 - 61' Clear Span, Dock-High & Ground Level Loading
 - Spinklers, Skylights, Foil Insulation, New Electrical Svc.
- 2,772 SF Rear F/S Building
 - Leased thru 12/31/26 @ \$3,676/Month
 - 300A, 240V, 3 Phase Electrical & 2 G.L. Doors
- Both Units with Gated Secure Yards (Mostly Covered)
- Less than 1 mile from I-110 Freeway ramps via Manchester Ave.

This Outstanding Property is Offered for \$1,995,000 (\$170.83/SF)



DORIN REALTY
COMPANY, INC.
Lic. No. 00531646

Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

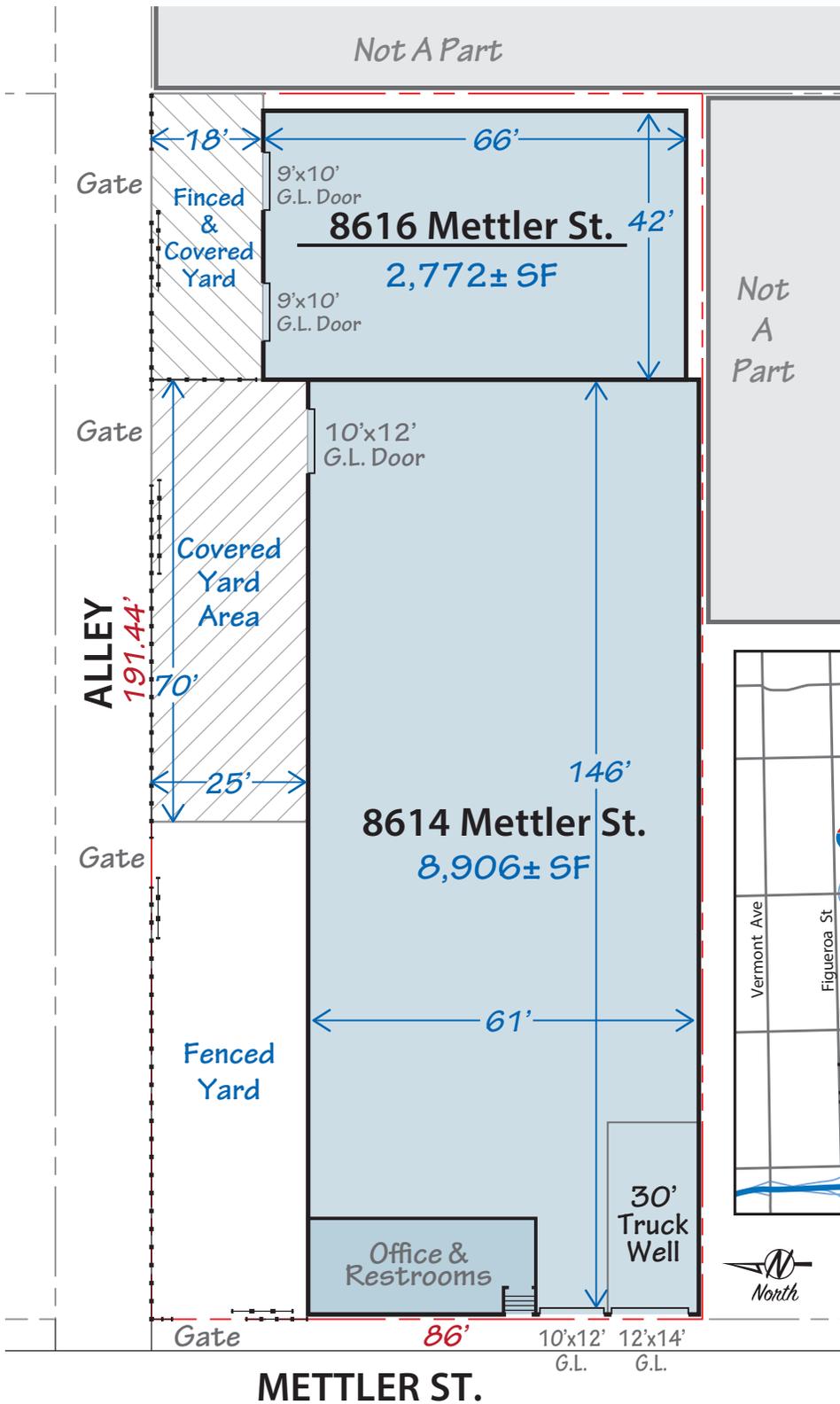
4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists
Since 1959

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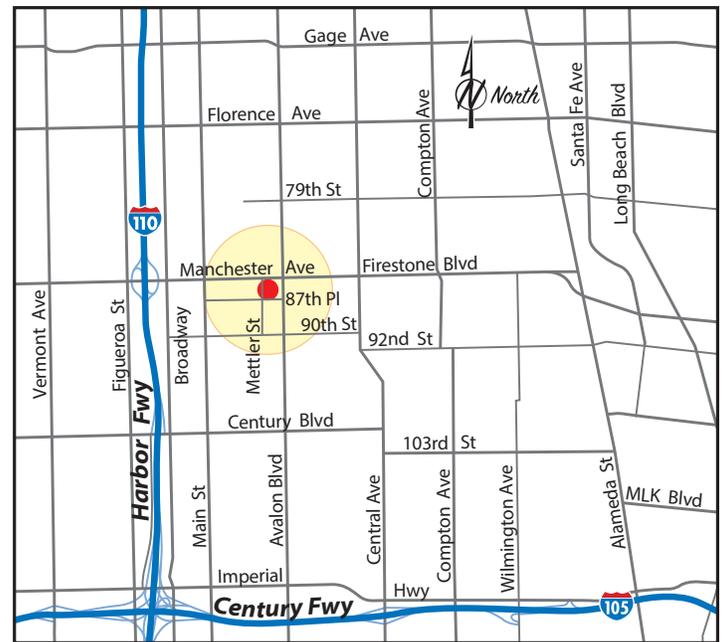
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PROPERTY SUMMARY:

- Total Building SF: 11,678
- Total Land Area: 16,464
- Loading Doors: 1 Dock High
4 Ground Level
- Office / Restrooms: 870 SF / 6
- Power: 8614 - 400 A/240V/3Phase
8616 - 300A/220V/3Phase
- Min. Clear Height: 8614 - 14'
8616 - 12'
- Construction: 8614 - Block
8616 - Frame/Masonry
- Year Built: 1964
- Sprinklers: 8614 - Yes
8616 - No
- Zoning: M1
- Possession: 8614 - COE
8616 - 1/1/27



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851 E. 60th Street, Los Angeles, CA 90001



Sale Price: \$1,995,000.00
Sale Price/SF: \$170.83
Available SF: 11,678 SF
Prop Lot Size: 0.38 Ac / 16,464 SF
Taxes:
Yard: Fenced/Paved
Zoning: M1

Sprinklered: Yes
Clear Height: 14
GL Door/Dim: 4 / (2) 10'x12', (2) 9'x10'
DH Door/Dim: 1/ 12'x14'
Elec: A: 600 / V: 240 / O: 3 / W: 3
Construction Type: Masonry
**Const. Status/
Year Built:** Existing / 1964
Warehouse HVAC: No
Parking Spaces: 19
Parking Ratio: 1.6:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 870 SF / 3
Restrooms: 6
Office HVAC: None
Finished Off. Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 464 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call Broker
Market/Submarket: Outlying Los Angeles
APN#: 6041-019-004

Listing Company Dorin Realty Company
Agent: Mark Whitman
213-627-0007

Notes: Space heaters. Rear 2,772 SF building leased thru 12/31/26 - \$3,676/mo. MTM tenant in front building pays \$8,400/mo. All details must be verified.



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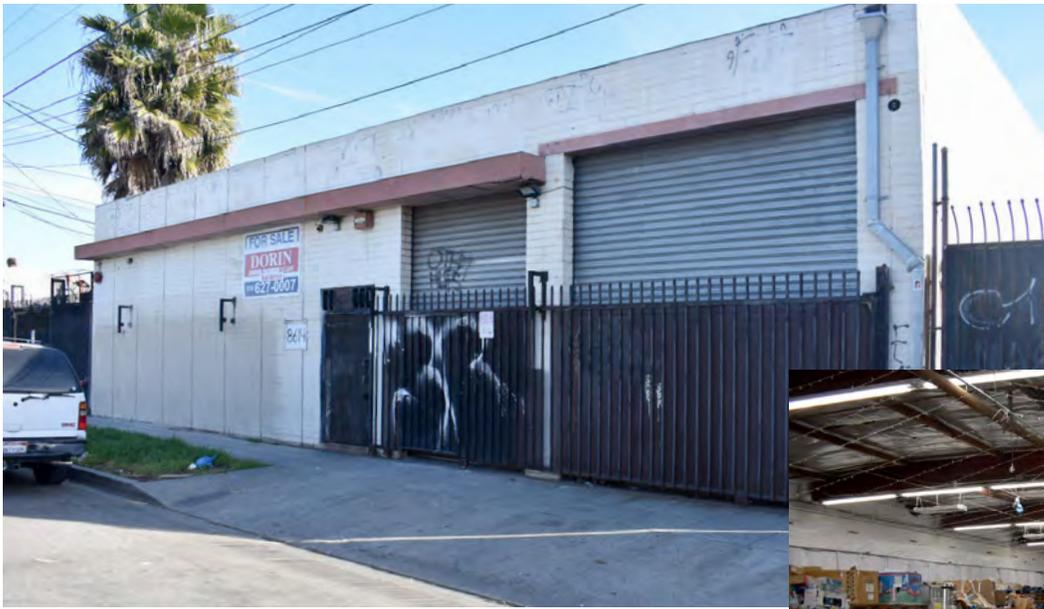
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