



**Address:** 13812 S Figueroa St, Los Angeles, CA 90061  
**Cross Streets:** S Figueroa St/W 135th St

Well-Maintained Manufacturing / Distribution Facility  
 4 Dock Positions & 3 Ground Level Doors  
 High End Office Finishes w/Large Showroom  
 Easy Access to 105, 91 and 110 Freeways  
 Unincorporated LA County

**Sale Price:** \$12,119,760.00  
**Sale Price/SF:** \$270.00  
**Available SF:** 44,888 SF  
**Prop Lot Size:** 1.36 Ac / 59,242 SF  
**Taxes:** \$55,312 / 2022  
**Yard:** Paved  
**Zoning:** M-2-IP

**Sprinklered:** Yes  
**Clear Height:** 18' - 22'  
**GL Doors/Dim:** 3 / 12'x12'  
**DH Doors/Dim:** 4 / 18'x14'  
**A: 800 V: 120/208 0: 3 W: 4**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1969

**Whse HVAC:**  
**Parking Spaces: 77 / Ratio: 1.7:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 9,300 SF  
**Restrooms:** 7  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6132-007-030

**Listing Company:** The Klabin Company

**Agents:** [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#), [Courtney Bell 310-329-9000](#), [Scott Andersen 310-329-9000](#)

**Listing #:** 40367930

**Listing Date:** 05/14/2024

**FTCF:** CB000N000S200/A0AA

**Notes:** Freestanding building. 18'-22' Clear height. Motorized roll-up doors. Concrete loading areas. Buyer to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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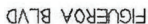
19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502

DRE 00824993

**310.329.9000**



## INDUSTRIAL PROPERTY FOR SALE



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