

FOR SALE

±38,585 SF INDUSTRIAL BUILDINGS
ON ±80,500 SF OF LAND



12200 WOODRUFF AVE | DOWNEY | CA 90241

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Rare, Very Clean
Mfg Building



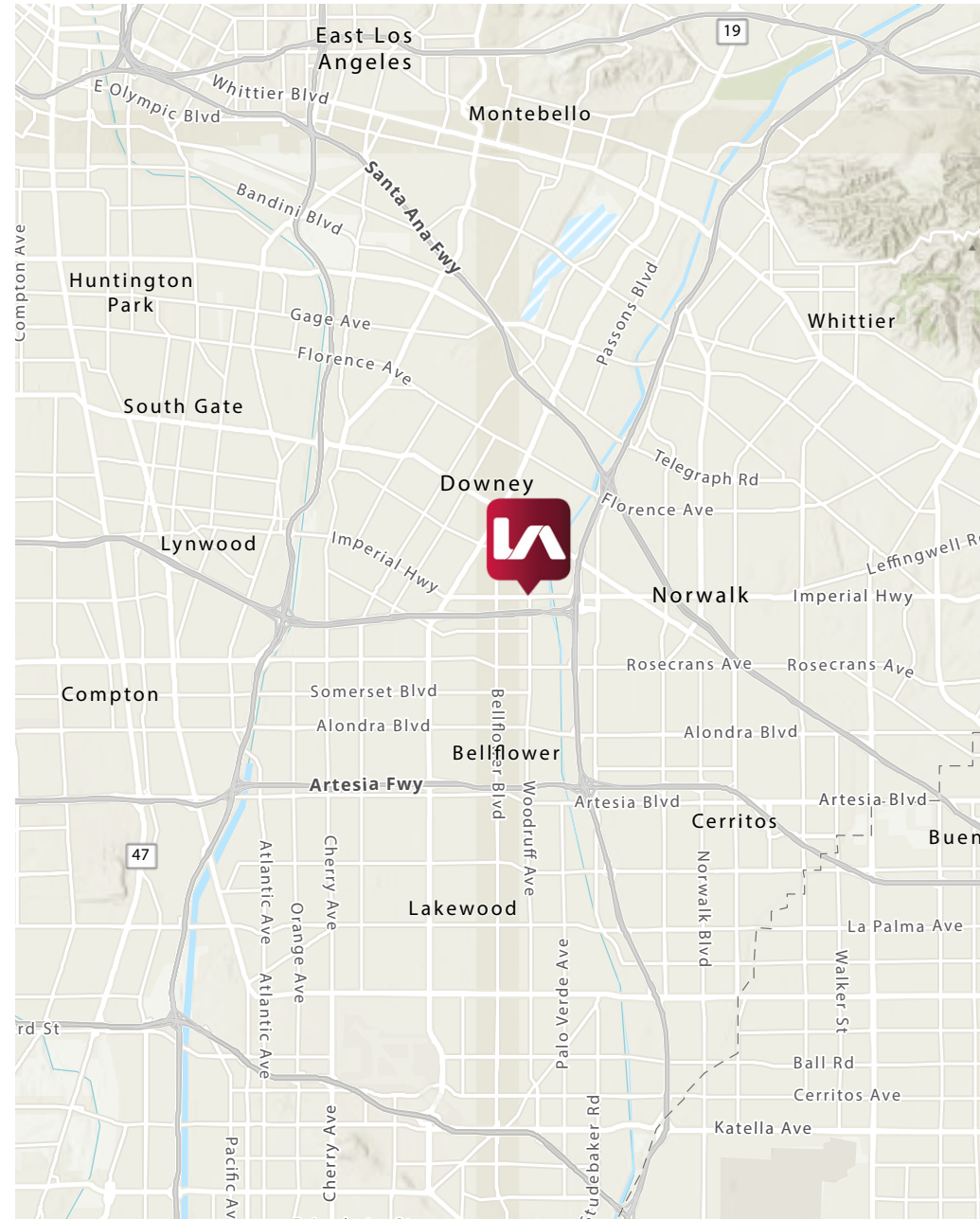
Heavy Power



Minutes Away
from 605 & 105
Freeway

Property Information

Available SF	±38,585	Rail Service	No
Clear Height	12'	GL Doors	2
Sprinklered	No	DH Doors	0
Prop Lot Size	±80,500	Construction Type	Metal & Masonry
Office	±4,000	Year Built	Existing / 1957
Restrooms	13	Specific Use	-
Unfinished Mezzanine	500 SF	Warehouse AC	No
Included in Available	No	Zoning	DOM1-M2
Possession Date	Close of Escrow	Market/Submarket	MidCounties
Vacant	Yes	APN	6283-018-024, 025
For Sale	Yes	Power	A: 600 V: 480 O: 0 W: 0
Parking Spaces	100 / Ratio 2.59:1,000		



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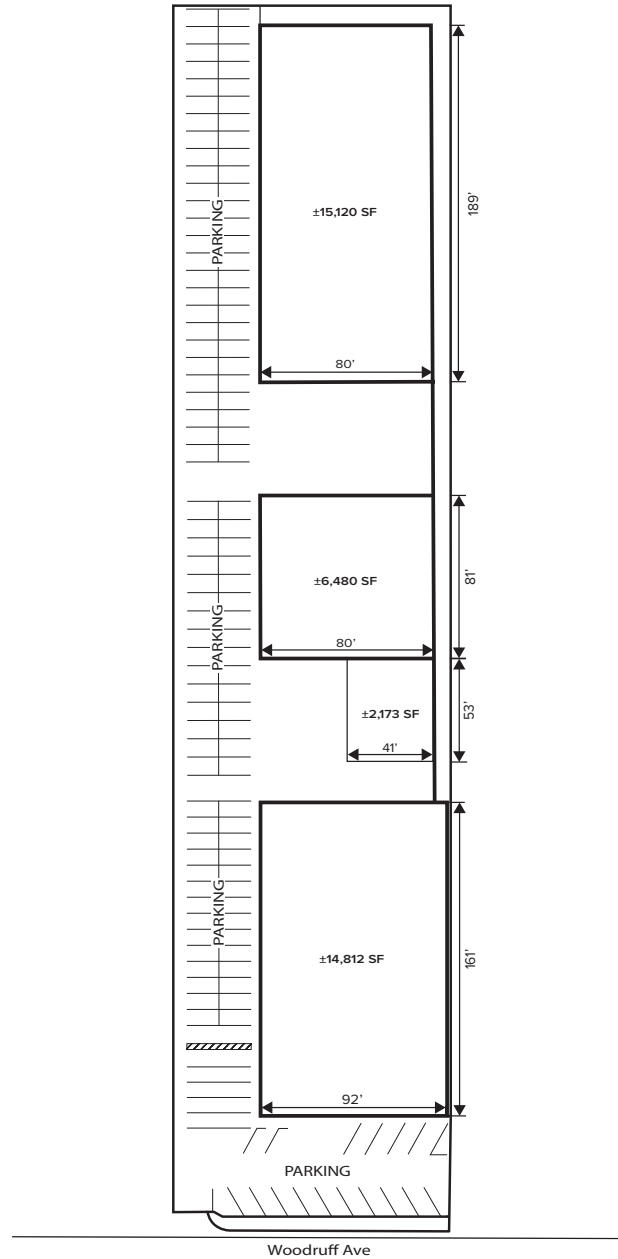
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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Buyer 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 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 deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer 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 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.