Available SF	41,460 SF	Industrial For Sale	Building Size	41,460 SF

Address: 8001 Beach St, Los Angeles, CA 90001

Cross Streets: Beach St/Nadeau St

Low-Cost Multi-Purpose Facility for User/Investors
36,200 SF DH Bldg + 5,260 SF Metal Bldg - Potential to Divide
1600 Amp 277/480 Volt 3 Phase 4 Wire Service with 4 Meters
$10k/Month Rent from MTM Tenant in Front 12,200 SF
Unincorporated Los Angeles County - No Gross Receipt Tax
West of Alameda Street - Approx. 2 Miles from 105 & 110 Fwys

Sale Price:	$5,500,000.00	**Sprinklered:**	Yes	**Office SF / #:**	1,350 SF / 4	
Sale Price/SF:	$132.66	**Clear Height:**	12' - 20'	**Restrooms:**	4	
Available SF:	41,460 SF	**GL Doors/Dim:**	3 / 20'x10'; (2) 14'x12'	**Office HVAC:**	Heat & AC	
Prop Lot Size:	1.20 Ac / 52,185 SF	**DH Doors/Dim:**	4 / (20'x13'); (20'x11')	**Finished Ofc Mezz:**	0 SF	
Taxes:		**A:** 1600 **V:** 277/480 **O:** 3 **W:** 4		**Include In Available:**	No	
Yard:	Fenced / Paved	**Construction Type:**	Masonry	**Unfinished Mezz:**	0 SF	
Zoning:	SP-MU3	**Const Status/Year Blt:**	Existing / 1938	**Include In Available:**	No	
				Possession:	COE	
		Whse HVAC:	No	**Vacant:**	No	
		Parking Spaces: 12 **/ Ratio:** 0.3:1		**To Show:**	Call broker	
		Rail Service:	No	**Market/Submarket:**	Outlying Los Angeles	
		Specific Use:	Warehouse/Office	**APN#:**	6027-016-003	

Listing Company: Dorin Realty Company

Agents: Mark Whitman 213-627-0007

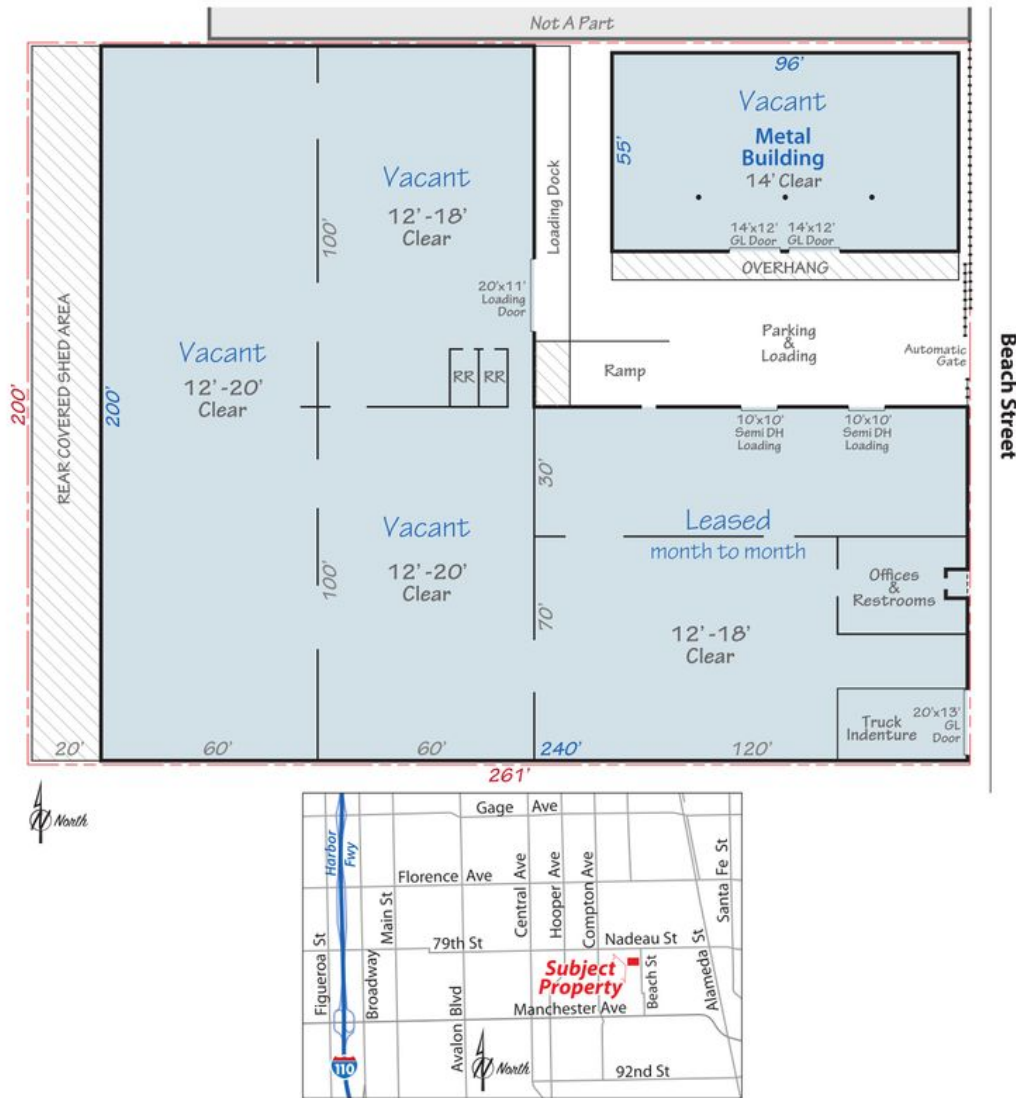| **Listing #:**	43515999	**Listing Date:**	10/09/2025	**FTCF:**	CB250Y175S250

Notes: No permit for 1,440 SF of metal building. All details must be verified. Taxes: TBD.

Mark Whitman
mwhitman@dorinrealty.com
213-627-0007

AIRCRE Powered by MOODY'S

8001 Beach Street, Los Angeles, CA 90001

Not A Part

REAR COVERED SHED AREA

Vacant
12'-18'
Clear

Vacant
12'-20'
Clear

Vacant
12'-20'
Clear

Loading Dock

20'x11'
Loading
Door

RR RR

Ramp

96'

55'

Vacant

**Metal
Building**
14' Clear

14'x12'   14'x12'
GL Door   GL Door

OVERHANG

Parking
&
Loading

Automatic
Gate

10'x10'
Semi DH
Loading

10'x10'
Semi DH
Loading

Leased
month to month

12'-18'
Clear

Offices
&
Restrooms

Truck
Indenture

20'x13'
GL
Door

Beach Street

200'   200'   100'   100'   30'   70'

20'   60'   60'   240'   120'

261'

North

Gage Ave

Harbor Fwy

Figueroa St   Broadway   Main St   Avalon Blvd

Florence Ave

79th St

Central Ave   Hooper Ave   Compton Ave

Nadeau St

Santa Fe St

**Subject
Property**

Manchester Ave

92nd St

Beach St

Alameda St

110

North

Mark Whitman
mwhitman@dorinrealty.com
213-627-0007

AIRCRE   Powered by **MOODY'S**