

FOR SALE

±4,296 SF Building on
±6,652 SF of Land



4855 MARINE AVENUE

Lawndale, CA 90260



HIGHLAND PARTNERS CORP.
880 Apollo Street, Suite 329
El Segundo, CA 90245
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INVESTMENT HIGHLIGHTS

4855 MARINE AVENUE, LAWNSDALE, CA

ADDRESS: 4855 Marine Avenue, Lawndale, CA 90260

ASKING PRICE: \$1,750,000

BUILDING SIZE: Approximately 4,296 square feet (per assessor)

LAND SIZE: Approximately 6,699 square feet (per assessor)

YEAR BUILT: 1969 with renovations made in 2024

CURRENT USE: Flex (warehouse, office)

OCCUPANCY: Delivered Vacant at close

PARKING: 10 spaces, gated, ability to stack up to 15

ZONING: CM: Commercial Manufacturing

APN: 4149-004-013

- NOTES:**
- Two buildings; various uses possible
 - High-end interior finishes
 - Fenced/Secure Lot – great for entertaining
 - Convenient Access to the 405
 - 10 Minutes to Beach Cities and LAX
 - Large roll-up door
 - 400 amps of power
 - EV car charger



PROPERTY PHOTOS

4855 MARINE AVENUE, LAWNSDALE, CA



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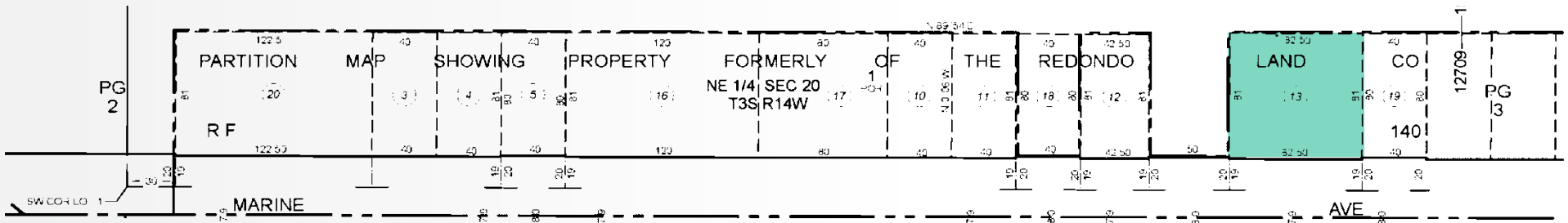


AERIAL

4855 MARINE AVENUE, LAWNSDALE, CA



PARCEL MAP



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