

Colliers

For Sale: Industrial Building

# 17128 Roseton Avenue Artesia, CA 90701

## Property Highlights

- ◊ Cross Streets: Artesia Blvd/Roseton Ave
- ◊ Building: ± 6,840 SF (title co) (± 5,687 SF measurements)
- ◊ Lot: ± 13,962 SF (± 0.32 Acres)
- ◊ Offices: ± 752 SF Open Plan and Private Offices (3)
- ◊ Restrooms: 2
- ◊ Unfinished Mezzanine: ± 55 SF
- ◊ Yard: Concrete Paved, Fenced/Shielded and Gated Yard
- ◊ Gate: ± 49' Wide
- ◊ Ingress/Egress: Two (2) Points of Entry
- ◊ Offices: ± TBD SF Open Plan and Private Offices
- ◊ Loading: Two (2) Ground Level Doors
- ◊ Clearance: ± 14'-18'
- ◊ Power: ± 200 Amps 120-480 Volts 3 Phase 3 Wire (Buyer to verify)
- ◊ Gas: Yes
- ◊ Parking: ± 5 (possible able to park ±15 estimated)
- ◊ Year Built: 1976
- ◊ Zoning: ATM1\* ATM1 (Buyer to Verify Zoning and Allowed Uses with City)
- ◊ APN: 7035-004-066
- ◊ Location: Quick Access to 91, 605, 710 & 5 Freeways
- ◊ Location: Good Access to the World Ports of Long Beach and Los Angeles
- ◊ Location: Quick Access to Long Beach Airport

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Sale Price:  
**\$2,225,000**  
(\$325.29 PSF)  
Seller Financing Possible

Contact us:

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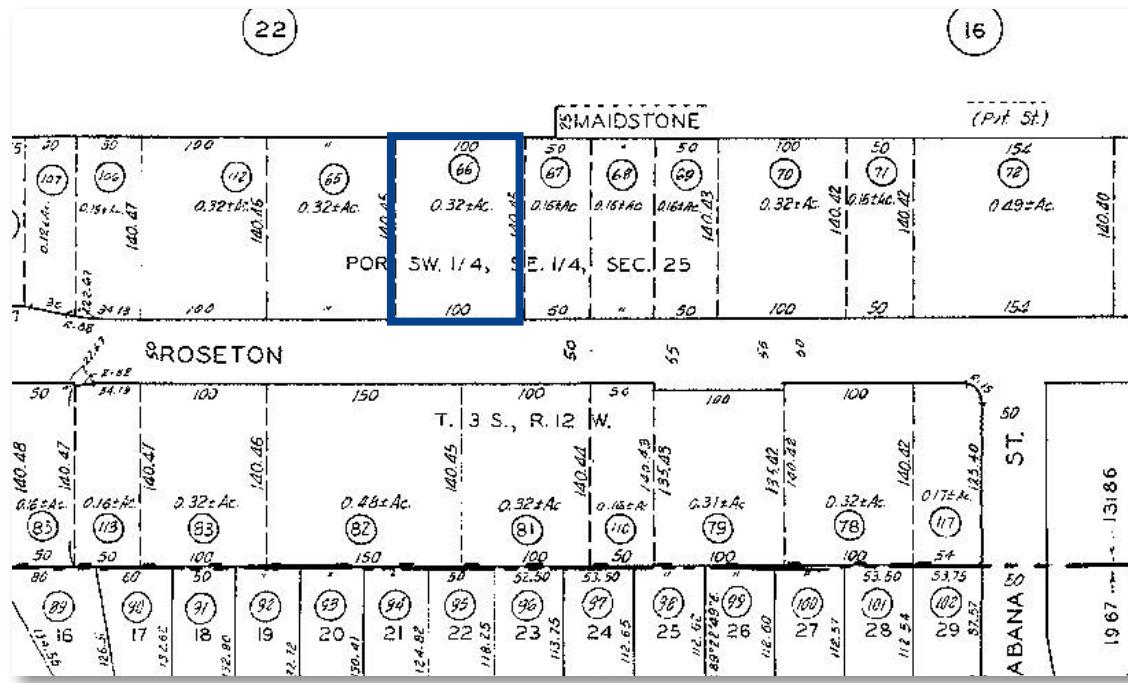
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# Location

## Photos



## Parcel Map



### Contact us:

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