

**Available SF** 6,720 SF

**Industrial For Sale**
**Building Size** 6,720 SF

**Address:** 4732 Floral Dr, Los Angeles, CA 90022

**Cross Streets:** N Dangler Ave/Floral Dr

Excellent Free Standing Building & Divisible W.H. Bldg  
 Perfectly Suited for Owner-User or Investor Buyer  
 Immediate 710 Fwy & 60 Fwy Access (<0.5 Miles)  
 Fully Fenced/Gated Yard w/ Addtl Rear Storage  
 Uninc LA M-1 Zoning - Business Friendly Development  
 Office Refurbished Sept 2024 - Delivered Vacant

**Sale Price:** \$1,950,000.00  
**Sale Price/SF:** \$290.18  
**Available SF:** 6,720 SF  
**Prop Lot Size:** 0.24 Ac / 10,433 SF  
**Taxes:** \$23,727 / 2024  
**Yard:** Fenced/Paved  
**Zoning:** M-1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 200 V: 120 O: TBD W: TBD**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1953

**Whse HVAC:** No  
**Parking Spaces: 8 / Ratio: 1.2:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 572 SF / 3  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** N/A  
**To Show:** Call broker  
**Market/Submarket:** West SGV  
**APN#:** 5235017042

**Listing Company:** Lee & Associates

**Agents:** [Tony Naples 818-395-4373](tel:818-395-4373), [Mattison Behr 818-434-9116](tel:818-434-9116)
**Listing #:** 41202962

**Listing Date:** 10/04/2024

**FTCF:** CB000N000S000

**Notes:** Call brokers for commission information. Buyer to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer to obtain business license and confirm zoning and use prior to waiver of contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.