

DOWNEY

11,008 ATC

SITE

P PARKING LOT

SOUTH GATE



INDUSTRIAL AVE

CENTER ST

WILSON AVE

FOR SALE OR LEASE | 11810 CENTER STREET, SOUTH GATE, CA 90280

EXCLUSIVELY LISTED BY:

Rose O'Sullivan
Executive Vice President
d: 818 742 1615 | m: 805 338 9232
rosullivan@naicapital.com
Cal DRE Lic #01904175

Todd Hughes
Vice President
d: 310 878 6919 | m: 310 878 6919
thughes@naicapital.com
Cal DRE Lic #01907424

NAI Capital - Encino
15821 Ventura Blvd., Suite 320
Encino, CA 91436
d: 818-905-2400 | f: 818-905-2425
www.naicapital.com



TABLE OF CONTENTS

PROPERTY PRICING	01
PROPERTY DETAILS	02
PROPERTY OVERVIEW	03
PHOTOS	04
SITE PLANS	07
MAPS	09
PARCEL MAP	11

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

PROPERTY PRICING

FOR SALE

45,681 SF OF IMPROVEMENTS ON 1.51 AC LOT*

Unpriced: Bring All Offers

*Two parcels (see page 2)

FOR LEASE

Rent per SF: \$1.00 Industrial Gross

Term: Negotiable

**SPACE MAY BE DEMISED INTO
TWO SUITES IF PREFERRED**



PROPERTY DETAILS

11810 CENTER ST, SOUTH GATE, CA 90280

Building Size	45,681 SF
Lot Size	1.51 AC 65,671 SF*
Office	7,700 SF (16.9%)
Warehouse	32,743 SF (71.7%)
Use	Light Industrial/Flex, Use by Right - Heavy Manufacturing
Parking	32 Spaces
Clearance Height	24'
Power	600 amps / 480v / 3 phase
Zoning	CDR3
Year Built	1942
Construction	Metal
Drive Ins	6 Total (16'w x 20' h)
Dock Highs	None
Cranes	Yes – 7 total
Parcel Numbers	6243-017-034 & 6243-021-007

*Two parcels (building and parking area)



PROPERTY OVERVIEW

NAI Capital is pleased to present a unique opportunity to purchase or lease a highly functional 45,681 SF industrial building with 24' clear height in the warehouse and 600 amps of power. The property features a large yard perfect for manufacturing or other industrial uses. There are a total of 6 drive in doors and 7 cranes on site, plus an additional parking lot adjacent to the site on the corner of Center St and Wilson Ave. Alternatively, the site would be perfect for redevelopment. Please verify with the City of South Gate for allowable uses.

DEMOGRAPHICS

	1 Mile	3 Miles
Population	28,450	310,230
Household	7,329	77,854
Median Age	34.70	34.20
Median HH Income	\$71,862	\$64,868
Daytime Employees	8,558	86,500

Source: CoStar

AREA OVERVIEW

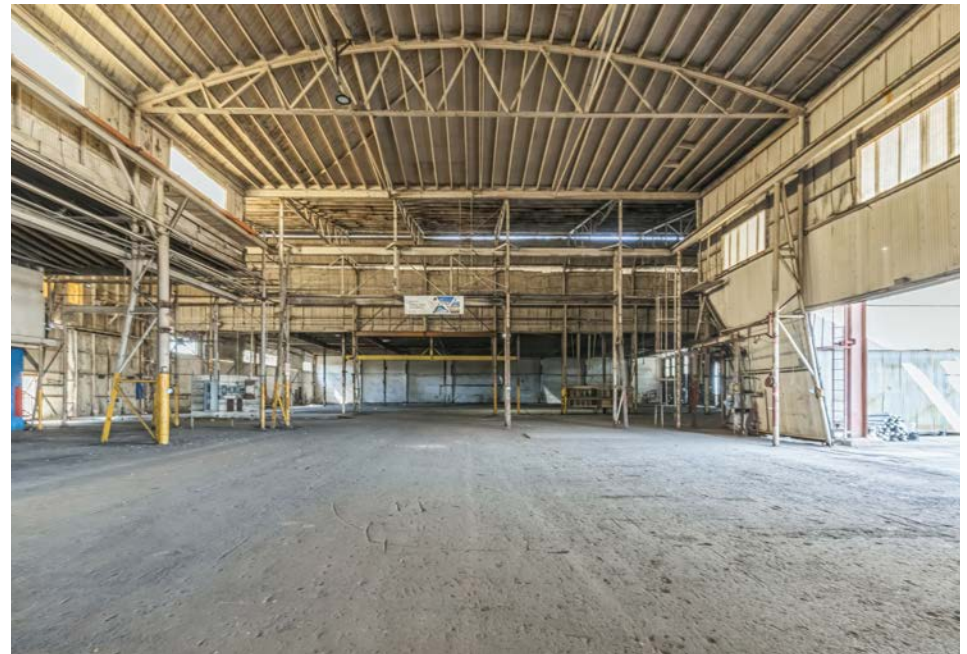
South Gate is a city in Los Angeles County, California that features a total of 7.35 square miles of land and is located just 7 miles southeast of Downtown Los Angeles. The city is part of the "Gateway Cities" region of southern LA County connecting Los Angeles, Orange County, and the Pacific Ocean, serving as an irreplaceable transit for goods and services. The industrial sector in South Gate thrives, with low vacancy rates, and a slightly below market lease rate compared to the broader LA County, making it an attractive location for new investment. It is adjacent to the bustling markets of Vernon and Downey/Commerce. The subject property enjoys a uniquely dynamic location just off the 710 Freeway / 105 Freeway interchange.



OFFICE PHOTOS



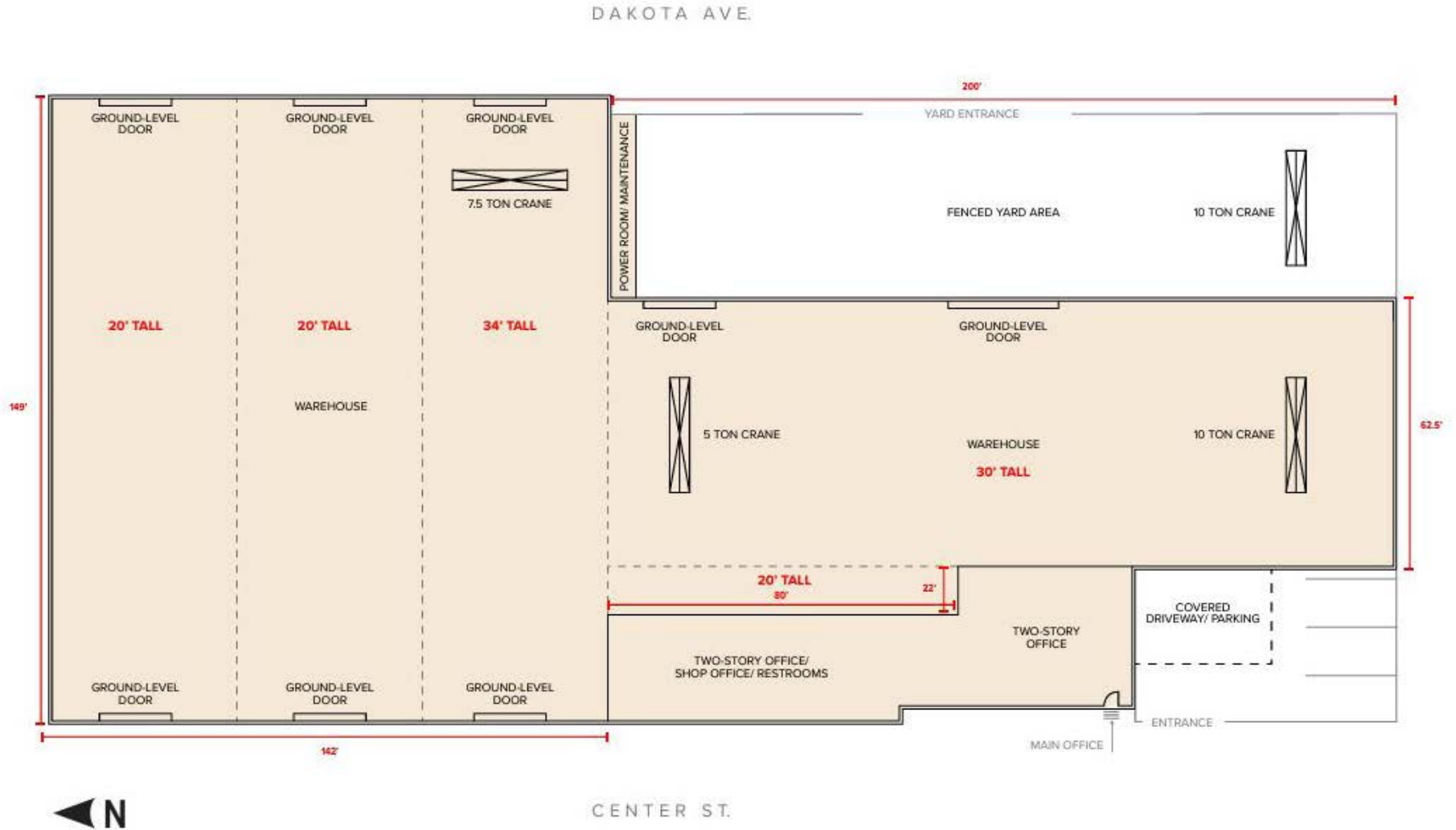
INTERIOR WAREHOUSE PHOTOS



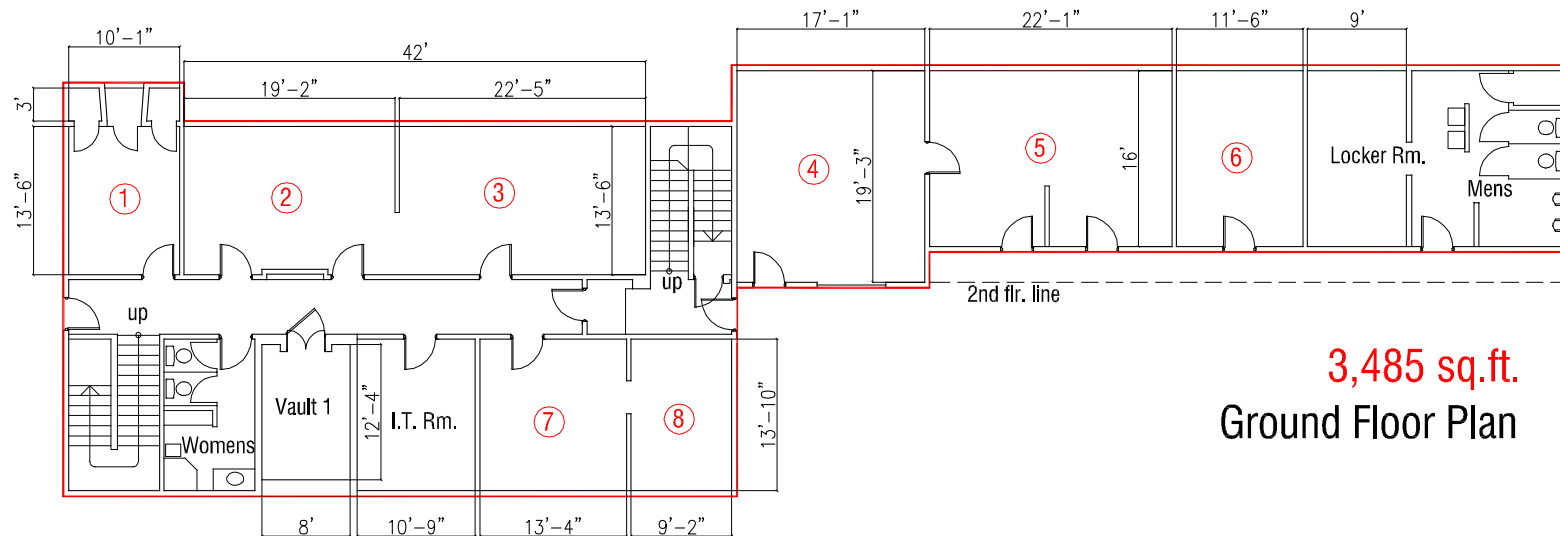
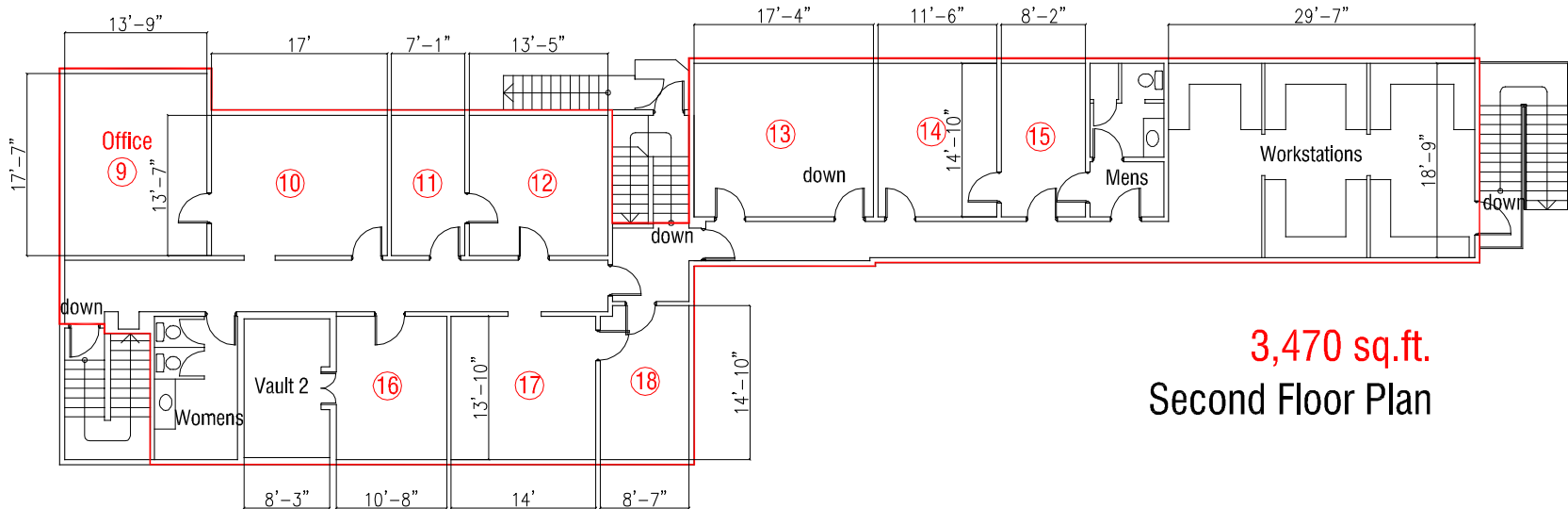
INTERIOR WAREHOUSE PHOTOS



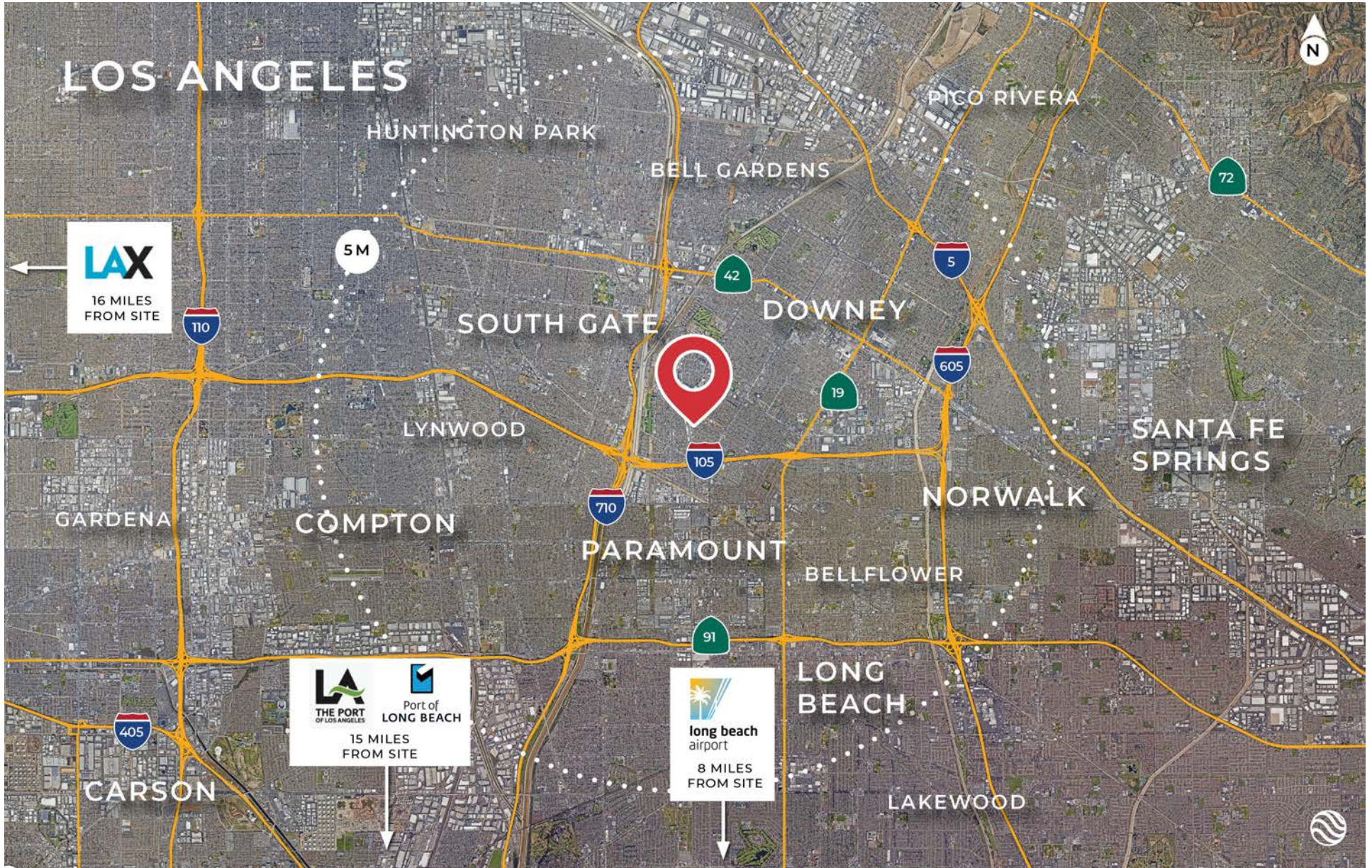
SITE PLAN



SITE PLAN - OFFICE



AERIAL MAP



FREEWAY MAP

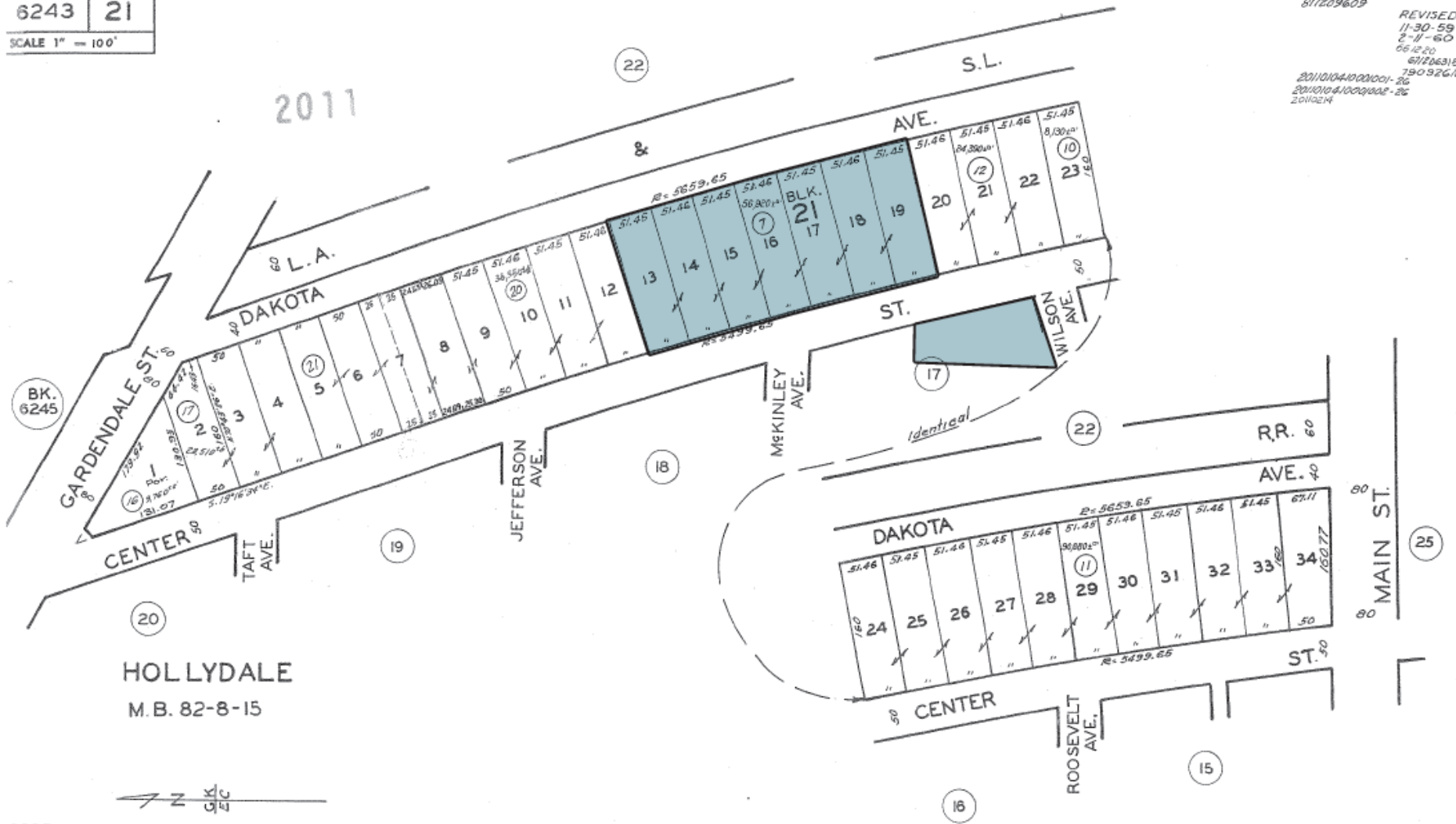


PARCEL MAP

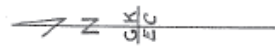
6243 | 21

SCALE 1" = 100'

8/1209609
 REVISED
 11-30-59
 2-11-60
 06-12-20
 6/12/03/15
 790926/10
 2011010410001001-26
 201010410001002-26
 2010214



HOLLYDALE
 M.B. 82-8-15



CODE
 15191

FOR PREV. ASSM'T. SEE:
 6243-21

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

DOWNNEY

SOUTH GATE


11,008 ATC

SITE

 **PARKING LOT**



INDUSTRIAL AVE

CENTER ST

WILSON AVE

FOR SALE OR LEASE | 11810 CENTER STREET, SOUTH GATE, CA 90280

EXCLUSIVELY LISTED BY:

Rose O'Sullivan
Executive Vice President
d: 818 742 1615 | m: 805 338 9232
rosullivan@naicapital.com
Cal DRE Lic #01904175

Todd Hughes
Vice President
d: 310 878 6919 | m: 310 878 6919
thughes@naicapital.com
Cal DRE Lic #01907424

NAI Capital - Encino
15821 Ventura Blvd., Suite 320
Encino, CA 91436
d: 818-905-2400 | f: 818-905-2425
www.naicapital.com

