

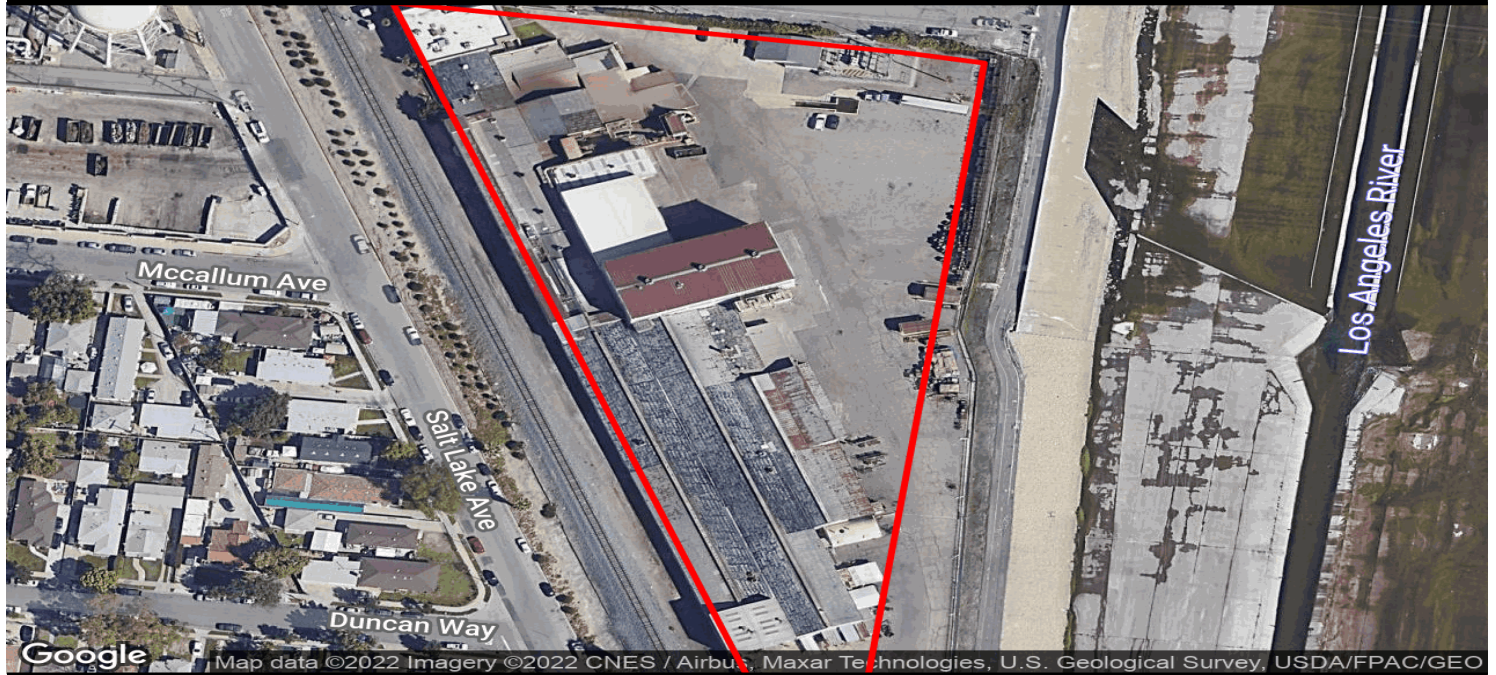
Lawrence Allen & Associates

2549 Eastbluff Dr Newport Beach, CA 92660 | 909-525-4252

Available Acres 3.96

Land For Sale

Available SF 172,498



Address: 5310 Southern Ave, South Gate, CA 90280

Cross Streets: Rayo Ave/Southern Ave

±3.96 Acres Available
 87,924 SF Metal Building / M3 Zoned
 4,000 Amps, Potential Rail Served
 Good Access to 5, 105, 91, 605 & 710 Freeways

Sale Price/SF: \$85.00
Sale Price: \$14,662,500.00
Available Acres: 3.96 Ac
Available SF: 172,498 SF
Building SF: 87,924 SF
Yard: Yes

Gas: Yes
Water: Yes
Sewer: Yes
Electric: Yes
Fiber:

Specific Use: Industrial
Zoning: M3
Rail Service: No
Market Area: Commerce/Vernon
APN: 6222-036-002, 004, 005

Listing Company: Lawrence Allen & Associates
Agents: [Larry Kliger 909-992-0987](mailto:Larry.Kliger@la-assoc.com), [Douglas Wells 562-908-6012](mailto:Douglas.Wells@la-assoc.com)

Listing#: 62f42f59bb55d60008cfa43a

Listing Date: 08/10/2022

FTCF: CB000N000S200/A0AA

Notes: SCE substation on site. 5335 Southern (3.23 ac.) across the street also available for sale separately or together. *Need a gas meter reinstalled.

