

Available SF 4,600 SF

Industrial For Sale

Building Size 4,600 SF



Address: 4831 W Jefferson Blvd, Los Angeles, CA 90016

Cross Streets: S Palm Grove Ave/W Jefferson Blvd

Free Standing Building
 Leased Investment For Sale
 14' Bow Truss Roof with Great Natural Light
 100% Air Conditioned Warehouse & Office
 Highly Visible Corner Location
 West Adams location Close to Expo Line

Sale Price: \$2,530,000.00
Sale Price/SF: \$550.00
Available SF: 4,600 SF
Prop Lot Size: 0.12 Ac / 5,085 SF
Taxes: \$15,958 / 2024
Yard: Fenced / Paved
Zoning: CM-2D-CPIO

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 12'X11'10"
DH Doors/Dim: 0
A: 50 V: 110/230 O: 1 W: 3
Construction Type:
Const Status/Year Blt: Existing / 1947

Office SF / #: 600 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 500 SF
Include In Available:
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: LA West
APN#: 5057029031

Whse HVAC: Yes
Parking Spaces: 2 / Ratio: 0.4:1
Rail Service: No
Specific Use: Warehouse/Office

Listing Company: Midland Business Properties
Agents: [John Boyle 310-828-6300](mailto:jboyle6300@gmail.com)

Listing #: 40903215

Listing Date: 08/13/2024

FTCF: CB000N000S200/A0AA

Notes: Call broker for commission information. Parking is in rear loading zone. Current Lease expiration is 7/31/2025, Lessee has 5 yr option to extend, see reverse for investment info. Broker DRE#00542089. Buyer to verify all information including measurements & electrical capacity. Cash to Seller.

John Boyle
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WEST ADAMS INDUSTRIAL INVESTMENT

4831 W Jefferson Blvd, LA CA 90016

Lessee: Call Broker for Lessee Term: Expires July 31, 2025
Option: 5 yr option with 3% increases Lease: AIR Single Tenant Gross
Rent: \$11,592.74 X 12 months = \$139,112.88
Base Expense: \$20,841.69*
Net Income: \$118,271.19* annually Cap Rate: 4.67%*
Base Year Tax & Insurance: \$15,170.69 2020 Tax \$5,471 + \$200 = \$5,671.00 2022-23

*Net Income calculated as if Lessor collected increase tax or insurance, but has not done so.

For Additional Information:

Midland Business Properties 310-828-6300 John Boyle (DRE#00542089) jboyle6300@gmail.com

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