

Available SF 4,945 SF

Industrial For Sale

Building Size 4,945 SF



Address: 4365 S Wall St & 4362 S San Pedro Pl, Los Angeles, CA 90011

Cross Streets: Wall St/Vernon Ave

Great User/Investor Opportunity
 2 Industrial Buildings For Sale:
 1: 3,150 SF Frame & Stucco, GL Door & Restroom
 2: 1,795 SF Block & Brick, 1 GL Door, Foil, M-W Restrooms
 Covered Side Yard Area
 1/2 Block No. of Vernon Ave.

Sale Price:	\$895,000.00	Sprinklered:	No	Office SF / #:	0 SF
Sale Price/SF:	\$180.99	Clear Height:	12'	Restrooms:	2
Available SF:	4,945 SF	GL Doors/Dim:	3 / 9'x9' ; 10'x8' ; 7'x6'	Office HVAC:	None
Prop Lot Size:	0.13 Ac / 5,793 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:		A: 400 V: 240 O: 3 W: 3		Include In Available:	No
Yard:	Fenced	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Zoning:	C2	Const Status/Year Blt:	Existing / 1922	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 3	/ Ratio: 0.6:1	Vacant:	N/A
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Manufacturing	Market/Submarket:	Outlying Los Angeles
				APN#:	5113018023

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)

Listing #: 41058719 **Listing Date:** 09/11/2024 **FTCF:** CB000N000S250

Notes: 4 electrical panels, 2 (200 A, 240 V, 3 Ph) ; 2 (100 Amp, 240 V, 1 Ph). Other Construction Type: Frame/Stucco. All details must be verified.

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