



**Address:** 120 W 131st St, Los Angeles, CA 90061  
**Cross Streets:** S Main St/W 131st St

Clear Span Free Standing Building - Climate Controlled Warehouse  
 ±1,400 SF Office Space, Heavy Power, Big Gas Line  
 15' Min Clear Height, Fenced & Paved Yard  
 Unincorporated LA County Location - Low Business Taxes  
 Close Proximity to Los Angeles Harbor & 110 Fwy Ramps  
 90% Seller Financing For Qualified Investors & Owner Users

**Sale Price:** \$2,800,000.00  
**Sale Price/SF:** \$280.00  
**Available SF:** 10,000 SF  
**Prop Lot Size:** 0.44 Ac / 19,013 SF  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M-1-IP

**Sprinklered:** No  
**Clear Height:** 15'  
**GL Doors/Dim:** 2 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 400 V: 240 O: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1960

**Whse HVAC:** Yes  
**Parking Spaces: 20 / Ratio: 2.0:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,472 SF  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 448 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** N/A  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6132041010

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

**Listing #:** 40657967

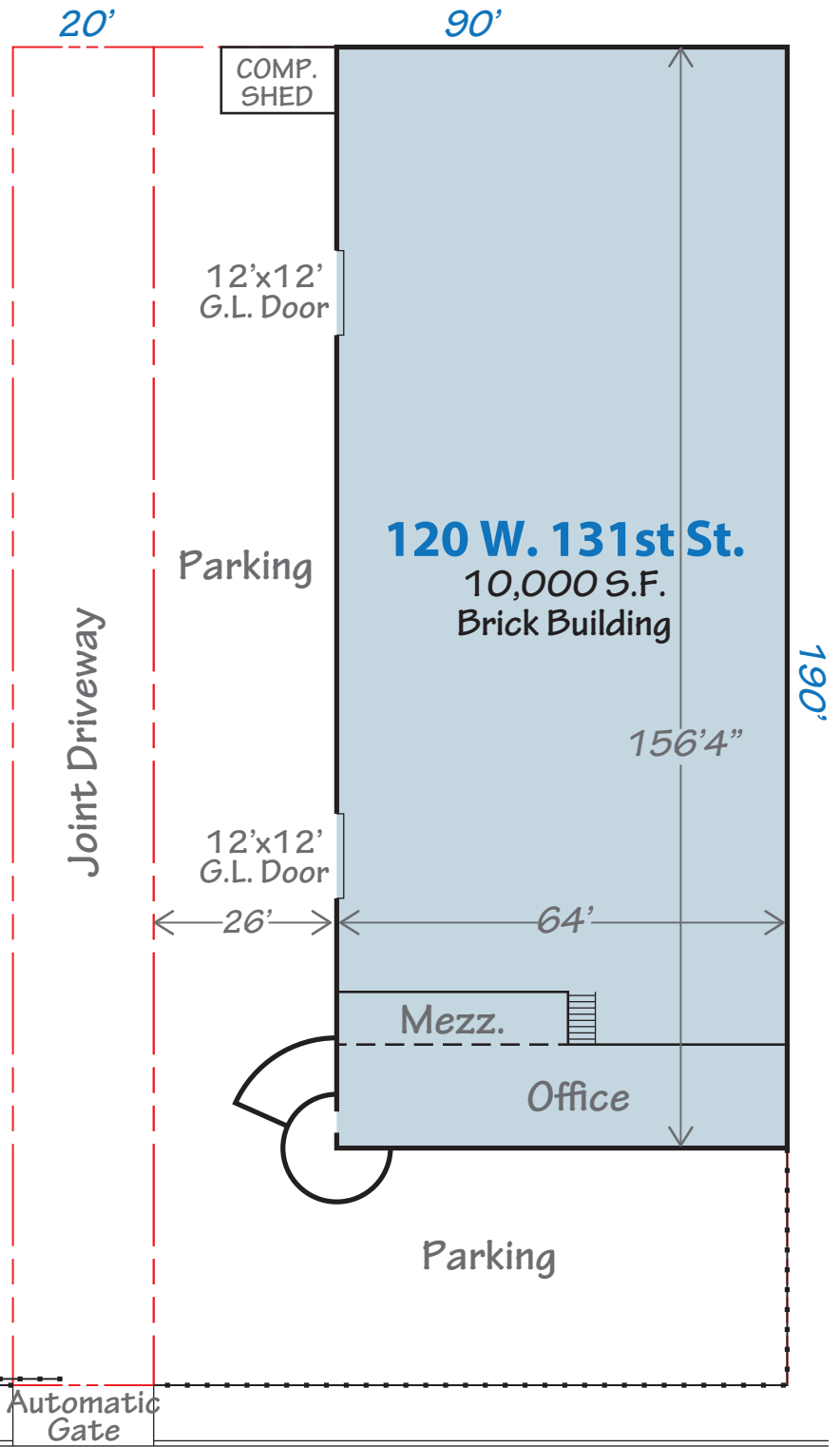
**Listing Date:** 06/28/2024

**FTCF:** CB250N000S250

**Notes:** Construction type: block/brick. All details must be verified.

**Mark Whitman**  
 mwhitman@dorinrealty.com  
 213-627-0007

# 120 W. 131st St., Los Angeles, CA 90061



**W. 131st Street**



Contact exclusive agent:

**Mark Whitman**

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