

FOR LEASE

52,450 S.F. Industrial Building



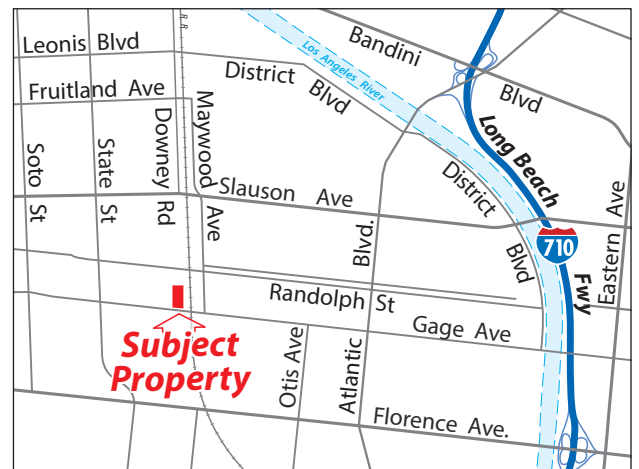
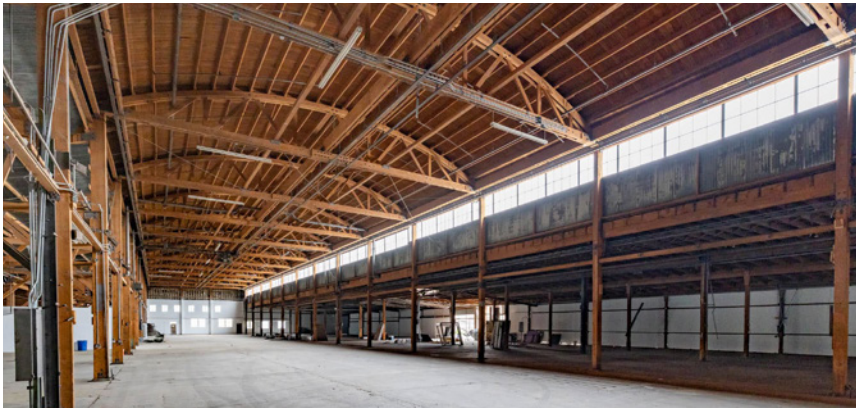
3383 East Gage Ave., Huntington Park, CA 90255



FEATURING!!

- Full Renovation Inside and Out
- Beautiful Interior Wood Truss System with Great Natural Light
- 1600 Amp, 480 Volt, 3 Phase Electrical Service - Well Distributed
- 3 Big Grade Level Doors
- Sprinklered
- Ample Restrooms & Office
- 44,000± S.F. Rear Paved Storage Available at Additional Price
- Just South of Vernon with Good 710 & 5 Freeway Access
- Bus Stops at Property
- Great Labor Pool in Area

Offered at **\$.75/SF MG / \$39,338/Mo.**



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

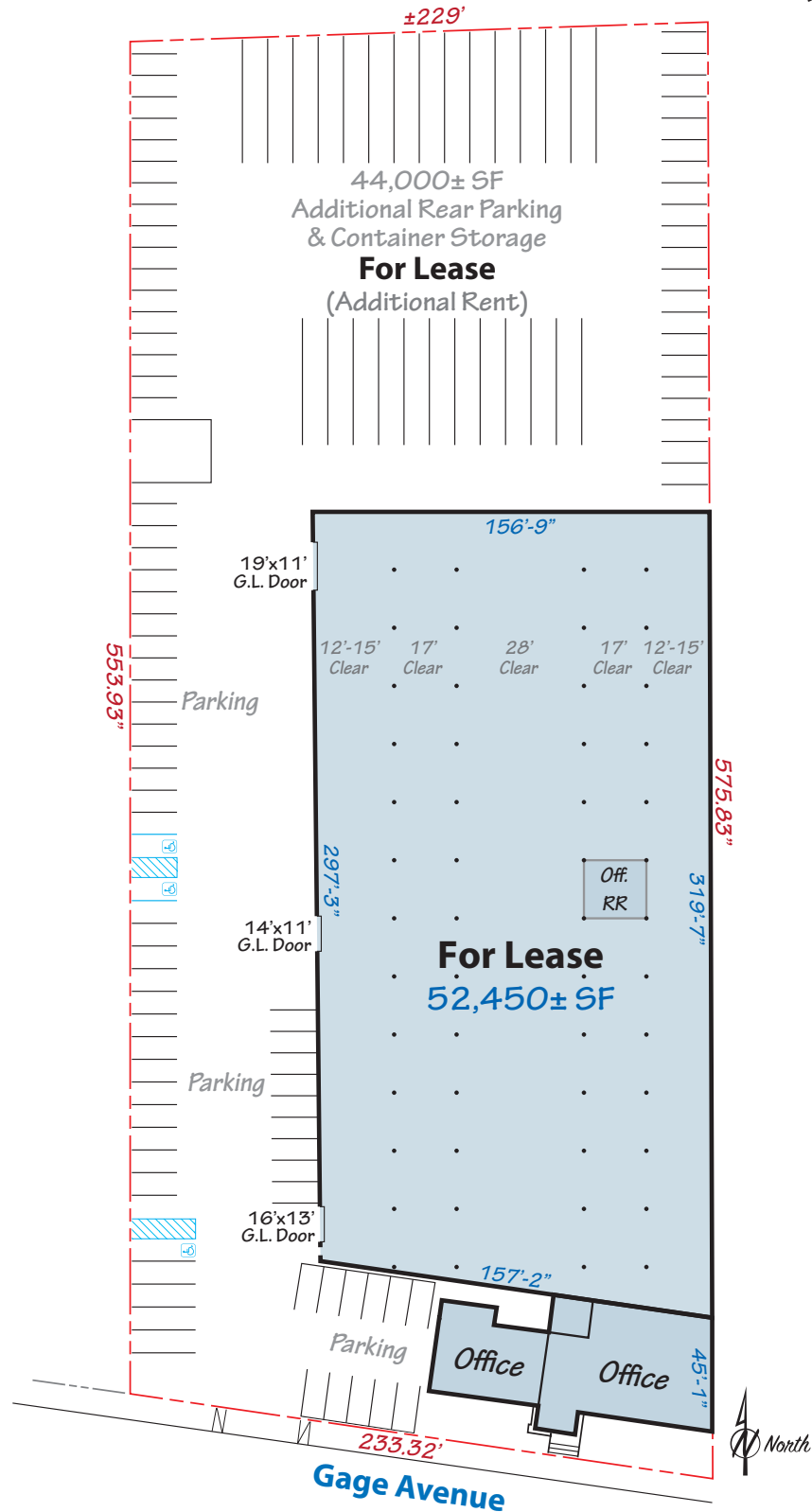
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3383 East Gage Ave., Huntington Park, CA 90255
52,450 S.F. Industrial/Creative Facility



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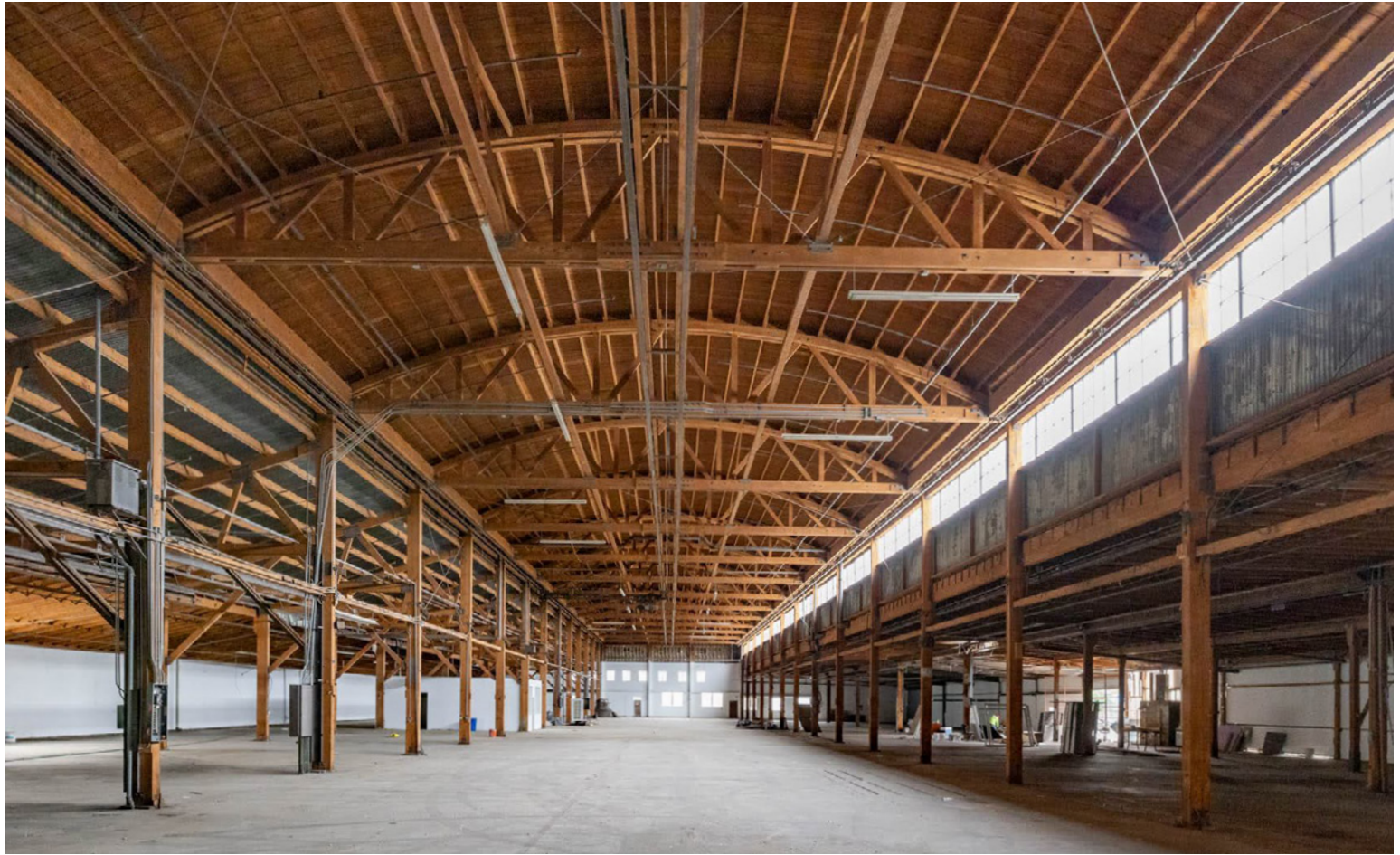
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Lease Rate/Mo: \$39,338
Lease Rate/SF: \$.75
Lease Type: Gross
Available SF: 52,450 SF
Minimum SF: 52,450 SF
Prop Lot Size: 1.99 Ac / 86,535 SF
Term: 3-5 Years w/Periodic COLA's
Sale Price: NSF
Sale Price/SF: NSF
Taxes:
Yard: Fenced/Paved
Zoning: MPD
Listing Company: Dorin Realty Company
Agent: Mark Whitman
213-627-0007
Listing #: 38550670

Sprinklerad: Yes
Clear Height: 17'-28'
GL Door/Dim: (3) 16'x13', 14'x11',
19'x11'
Elec: A: 1600 / **V:** 480 / **O:** 3 / **W:** 3
Construction Type: Steel Wood Upper
Const. Status/
Year Built: Existing / 1944
Warehouse HVAC: No
Parking Spaces: 52
Parking Ratio: 1.0:1
Rail Service: No
Specific Use: Manufacturing
Listing Date: 1/25/2023

Office SF / #: 7,950 SF / 10
Restrooms: 5
Office HVAC: AC Only
Finished Off. Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: N/A
To Show: Call Broker
Market/Submarket: Commerce/Vernon
APN#: 6319021005
FTCF#: CB000N000S000

Notes: Call broker for commission information. All details must be verified.



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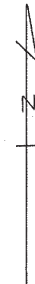
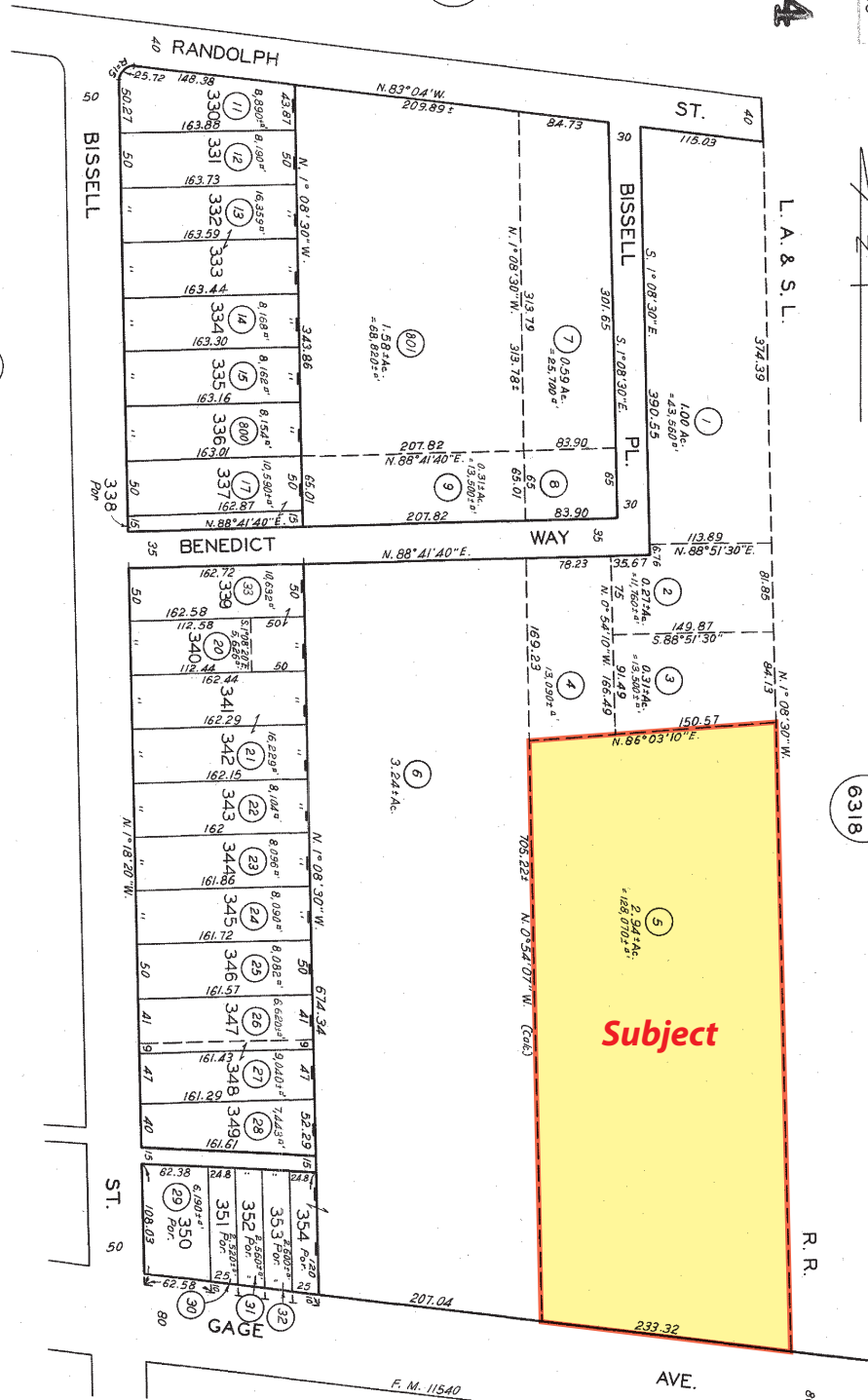
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6319 21

SCALE 1" = 100'

2004

L.A. & S.L.

B.K.
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AVE.B.K.
6310B.K.
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13483

(20)

SAN ANTONIO RANCHO P. 1 - 389
TRACT NO. 5682 - M.B. 61 - 63 - 64

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DORIN REALTY COMPANY, INC.

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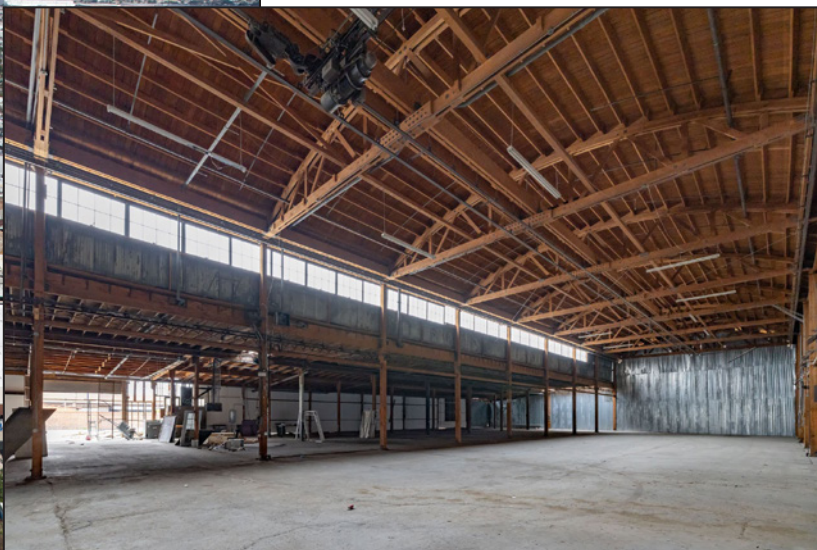
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