

# FOR LEASE

52,450 S.F. Industrial Building



DORIN REALTY  
COMPANY, INC.

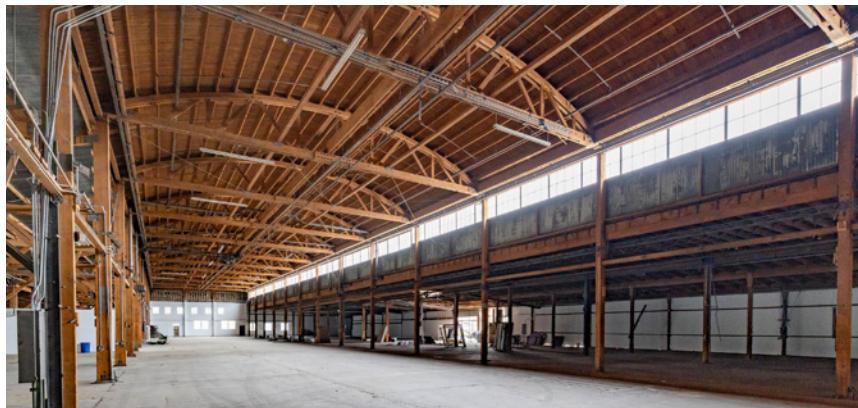
3383 East Gage Ave., Huntington Park, CA 90255



## 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.**



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Lic. No. 00531646

Contact exclusive agent:

**Mark Whitman**

Lic. No. 00918875

[mwhitman@dorinrealty.com](mailto:mwhitman@dorinrealty.com)

**213-627-0007 Ext 124**

4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists

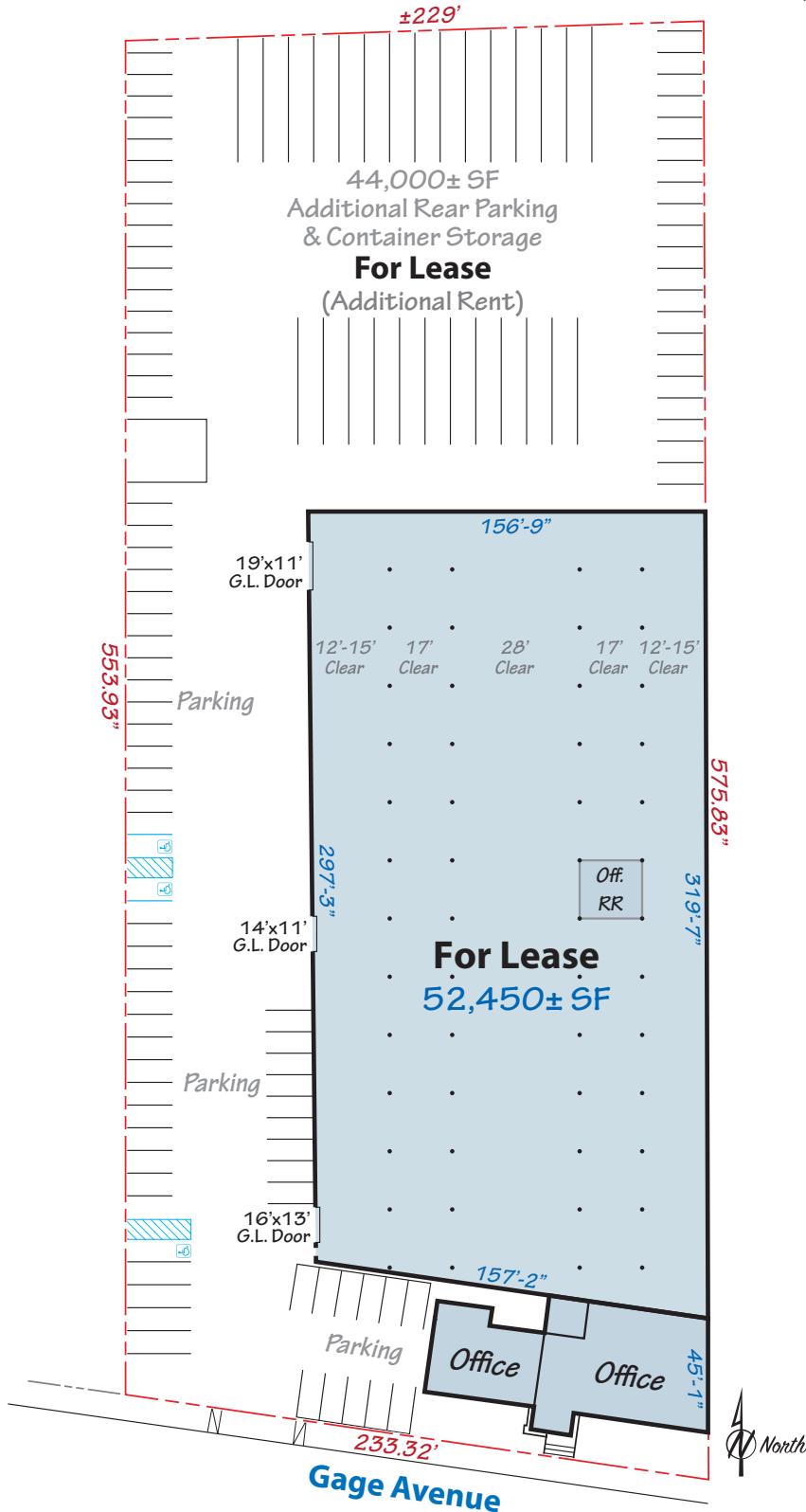
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# 3383 East Gage Ave., Huntington Park, CA 90255

## 52,450 S.F. Industrial/Creative Facility



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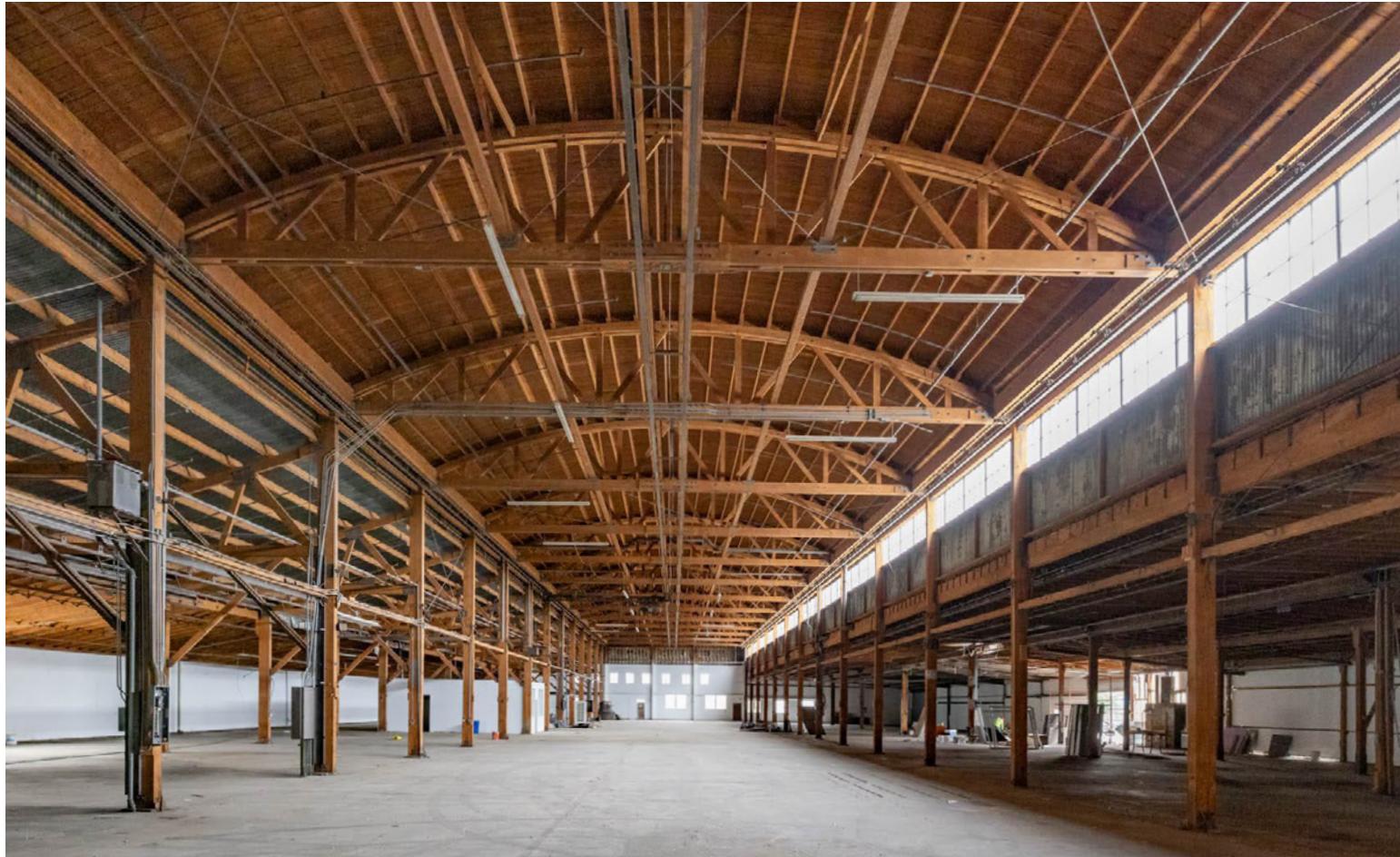
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|                        |                              |                           |                                  |                              |                 |
|------------------------|------------------------------|---------------------------|----------------------------------|------------------------------|-----------------|
| <b>Lease Rate/Mo:</b>  | \$39,338                     | <b>Sprinklerad:</b>       | Yes                              | <b>Office SF / #:</b>        | 7,950 SF / 10   |
| <b>Lease Rate/SF:</b>  | \$75                         | <b>Clear Height:</b>      | 17'-28'                          | <b>Restrooms:</b>            | 5               |
| <b>Lease Type:</b>     | Gross                        | <b>GL Door/Dim:</b>       | (3) 16'x13', 14'x11',<br>19'x11' | <b>Office HVAC:</b>          | AC Only         |
| <b>Available SF:</b>   | 52,450 SF                    | <b>Elec:</b>              | A: 1600 / V: 480 / O: 3 / W: 3   | <b>Finished Off. Mezz:</b>   | 0 SF            |
| <b>Minimum SF:</b>     | 52,450 SF                    | <b>Construction Type:</b> | Steel Wood Upper                 | <b>Include In Available:</b> | No              |
| <b>Prop Lot Size:</b>  | 1.99 Ac / 86,535 SF          | <b>Const. Status/</b>     |                                  | <b>Unfinished Mezz:</b>      | 0 SF            |
| <b>Term:</b>           | 3-5 Years w/Periodic COLA's  | <b>Year Built:</b>        | Existing / 1944                  | <b>Include In Available:</b> | No              |
| <b>Sale Price:</b>     | NSF                          | <b>Warehouse HVAC:</b>    | No                               | <b>Possession:</b>           | Now             |
| <b>Sale Price/SF:</b>  | NSF                          | <b>Parking Spaces:</b>    | 52                               | <b>Vacant:</b>               | N/A             |
| <b>Taxes:</b>          |                              | <b>Parking Ratio:</b>     | 1.0:1                            | <b>To Show:</b>              | Call Broker     |
| <b>Yard:</b>           | Fenced/Paved                 | <b>Rail Service:</b>      | No                               | <b>Market/Submarket:</b>     | Commerce/Vernon |
| <b>Zoning:</b>         | MPD                          | <b>Specific Use:</b>      | Manufacturing                    | <b>APN#:</b>                 | 6319021005      |
| <b>Listing Company</b> | Dorin Realty Company         |                           |                                  | <b>FTCF#:</b>                | CB000N000S000   |
| <b>Agent:</b>          | Mark Whitman<br>213-627-0007 | <b>Listing Date:</b>      | 1/25/2023                        |                              |                 |
| <b>Listing #:</b>      | 38550670                     |                           |                                  |                              |                 |

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



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6319

21

SCALE 1:1000

100'

2004

B.K.  
6318

L. A. &amp; S. L.

374.33

N. 7° 08' 30" W.

84.13

R. R.

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SALT  
AVE.B.K.  
6310ST. 40  
115.031.00 Acre  
= 43,560 sq.ST. 30  
301.65S. 1° 08' 30" E.  
390.55PL.  
307 0.359 Acre  
= 15,874 sq.30  
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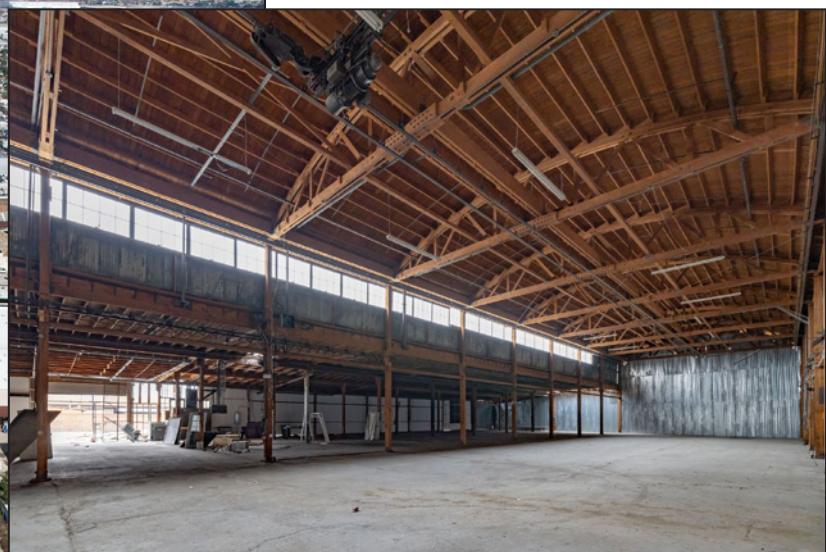
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