

INDUSTRIAL PROPERTY FOR SALE OR LEASE

Light Manufacturing/Warehouse Ideal for Owner/User

5,948± SF Building on 9,335± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



12637 S MAIN STREET, LOS ANGELES, CA 90061

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Property Details

Building Area:	5,948± SF
Land Area:	9,335± SF
Year Built:	1962
Stories:	1
Construction:	Masonry
Clear Height:	Up to 15'
Ground Level Loading Doors:	1: 8x10
Power:	800A/240V/3Ph 4W
Restrooms:	2
Parking:	10± Surface Spaces
Zoning:	LC M1
Assessor's Parcel #:	6132-035-017
Traffic Count:	8,474 Vehicles Per Day (2022)

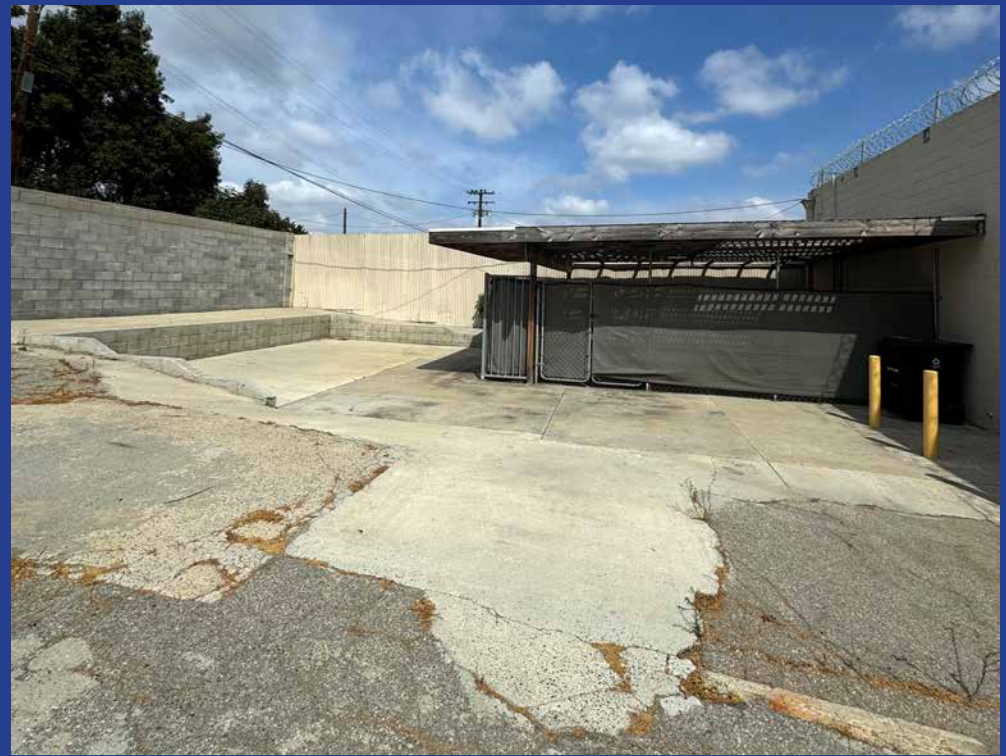
Property Highlights

- Prime owner/user or tenant opportunity
- Industrial facility ideal for light manufacturing or warehouse use
- Great South Los Angeles location at the northwest corner of Main Street and 127th Street
- Highly secure building with ground level loading door
- Heavy power service, lighting, plumbing, HVAC units
- Small office area and two restrooms
- Includes secure, gated parking for 10± vehicles and outside storage enclosure
- Excellent signage and exposure
- One block north of El Segundo Blvd and five blocks east of the Harbor (110) Freeway

Call Broker for Sale Information

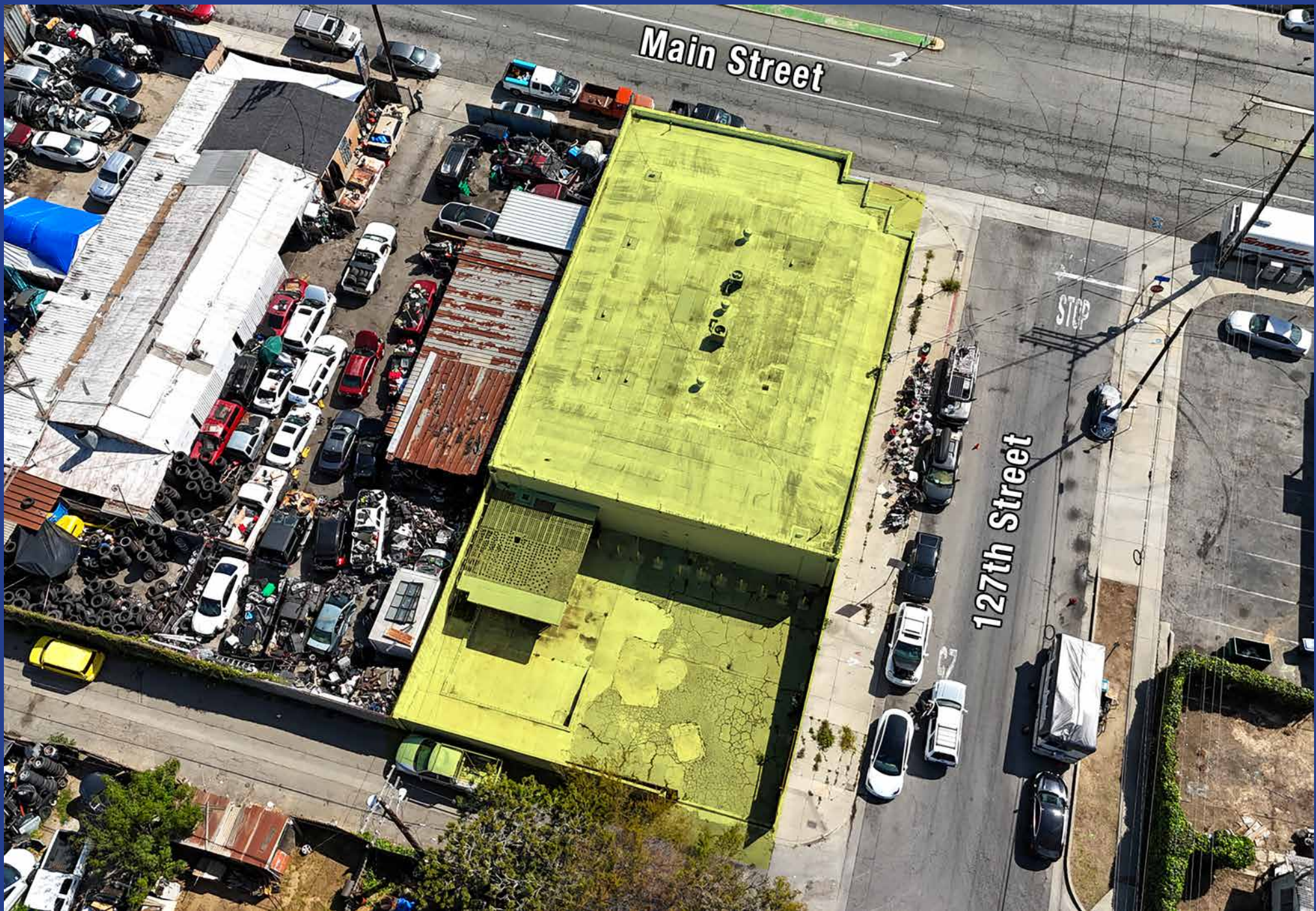
Seller Financing Available

Lease Rental: \$8,030 per Month (\$1.35 per SF MG)





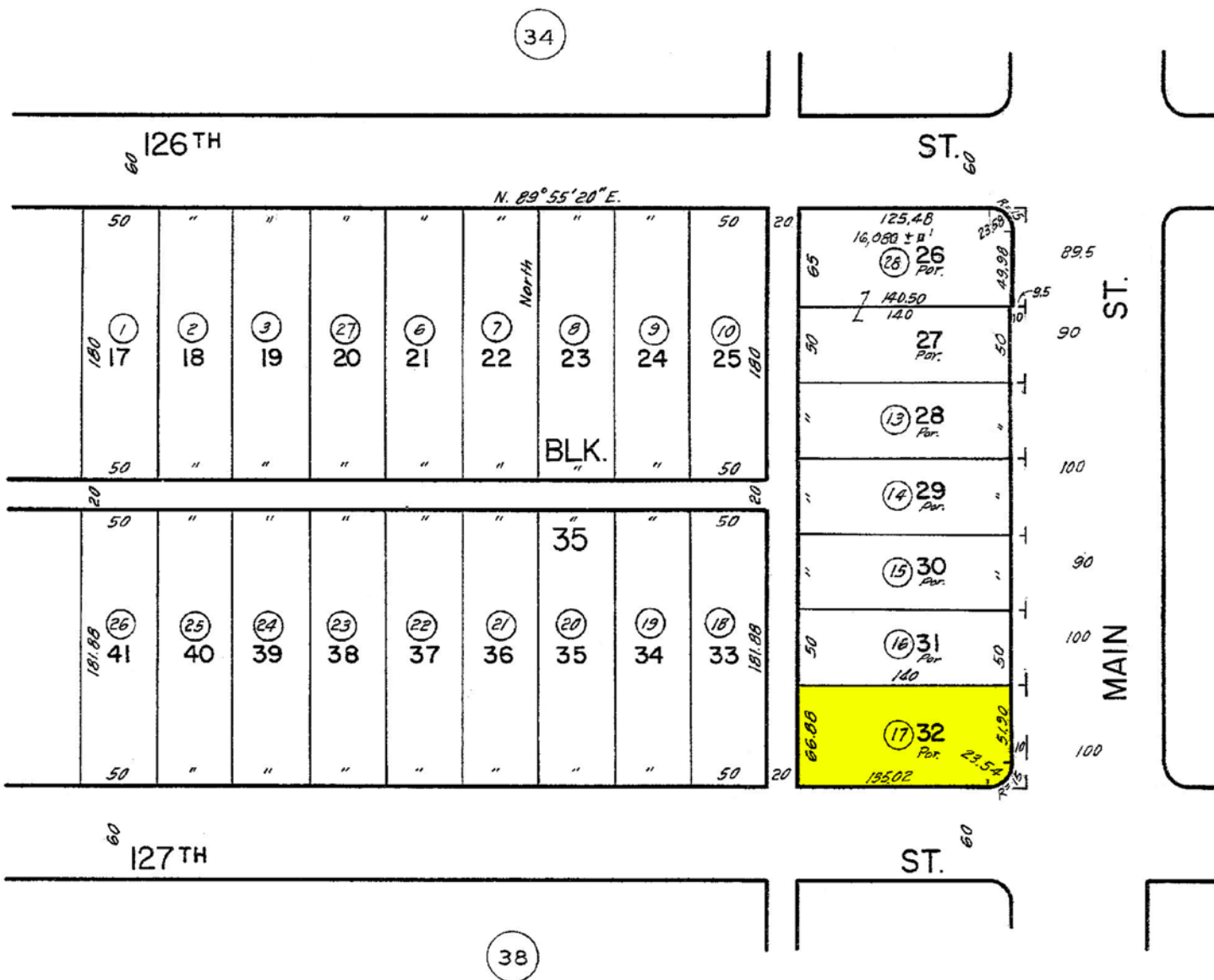
Aerial Photo



Plat Map



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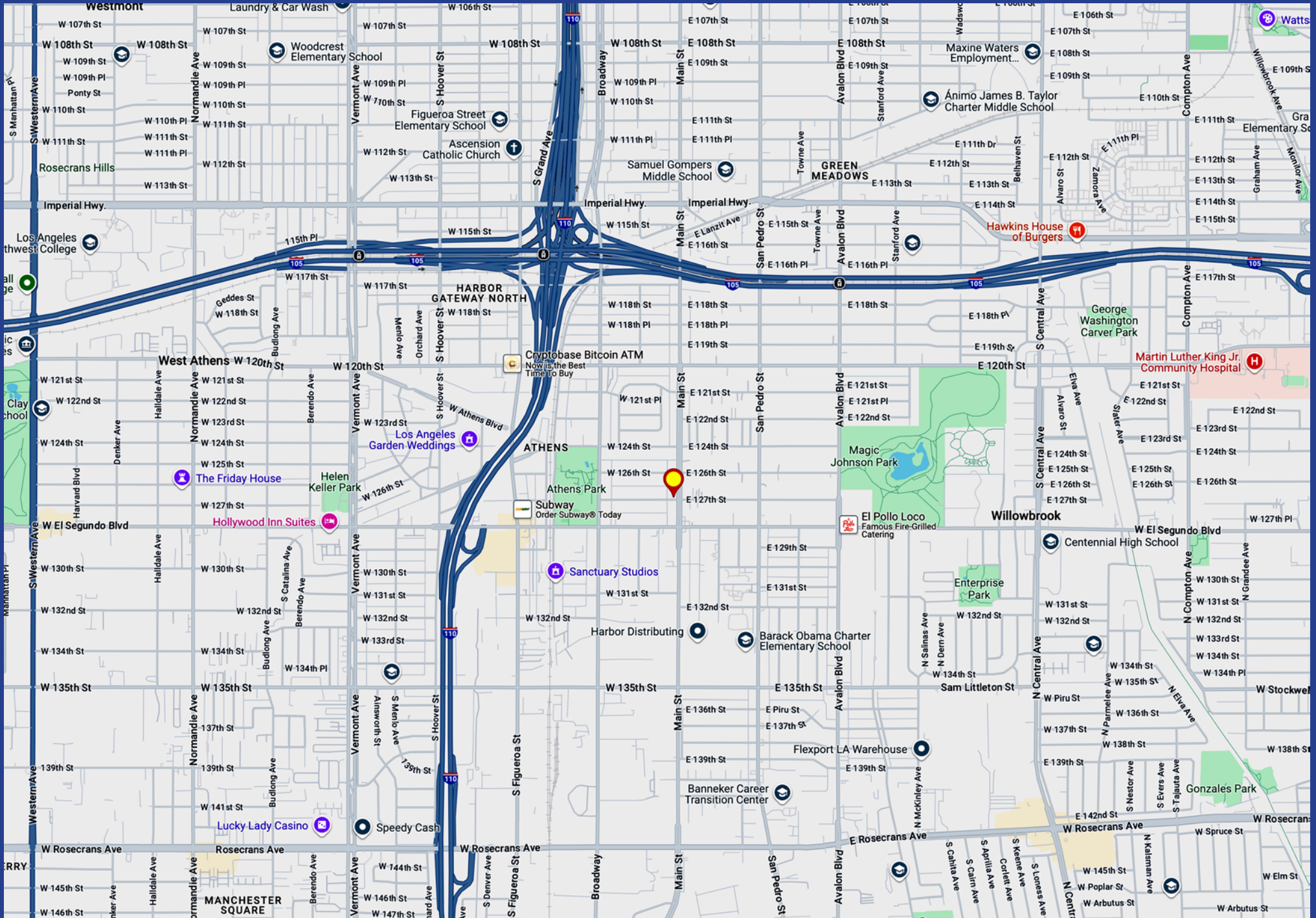


CODE
1375

ATHENS SUBDIVISION NO. 4

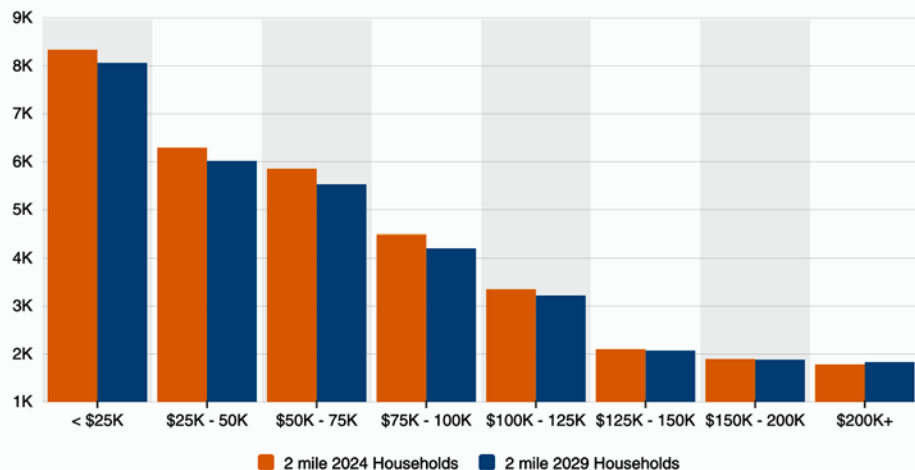
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Area Map

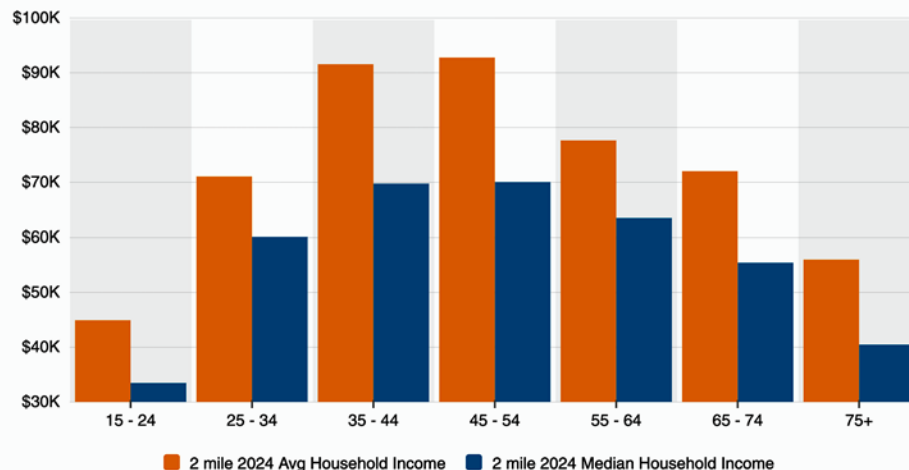


Neighborhood Demographics

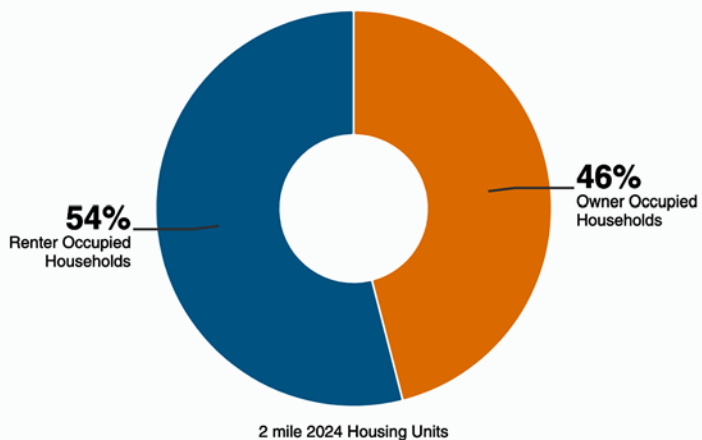
Household Income



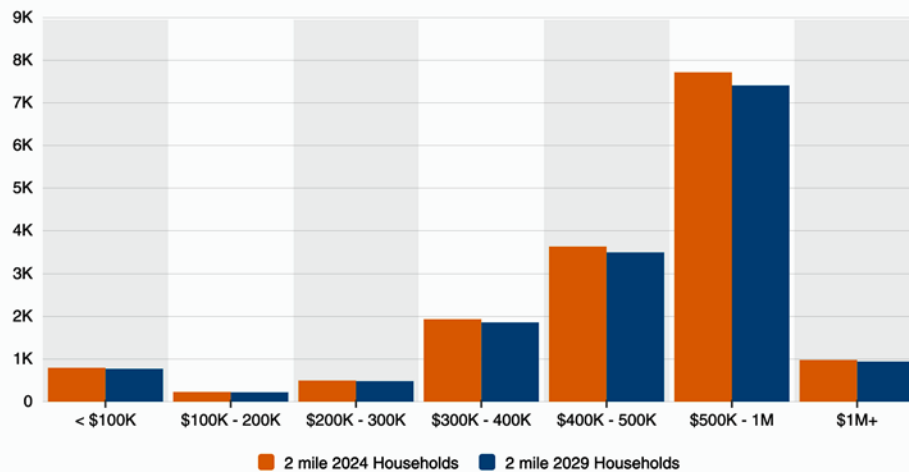
Household Income By Age



Housing Occupancy



Home Values



INDUSTRIAL FACILITY FOR SALE OR LEASE

12637 S Main Street
Los Angeles, CA 90061

5,948± SF Building
9,335± SF of Land

Great South Los Angeles Location

Ideal for any Light Manufacturing
or Warehouse Use



Exclusively offered by



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