

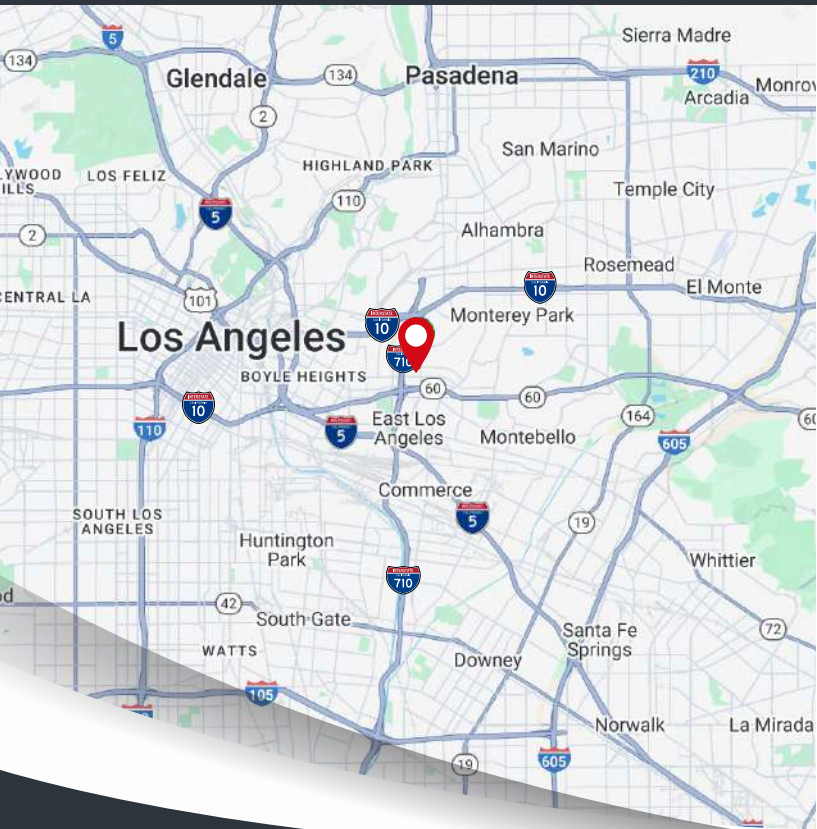
# PORTFOLIO FOR SALE | \$3,199,000

INDUSTRIAL-COMMERCIAL PROPERTY

30,322 SF - 3 APNs | Zoned M1-GZ



**4746, 4754, & 4766 FLORAL DR, LOS ANGELES, CA 90022**



## PROPERTY FEATURES

- Total Lot Size: 30,322 SF across 3 separate APNs
- Building SF:  $\pm 8,681$  SF total across two buildings (Building 4754:  $\pm 3,198$  SF | Building 4766:  $\pm 5,483$  SF)
- Vacant Land Parcel:  $\pm 10,146$  SF currently leased for storage use, with long-term development potential
- Zoning: M1-GZ – Permits a range of light industrial uses
- Easy access to the 710, 5, and 10 freeways for efficient logistics and accessibility
- Gated site with secure, controlled access
- Each parcel has its own entrance and driveway

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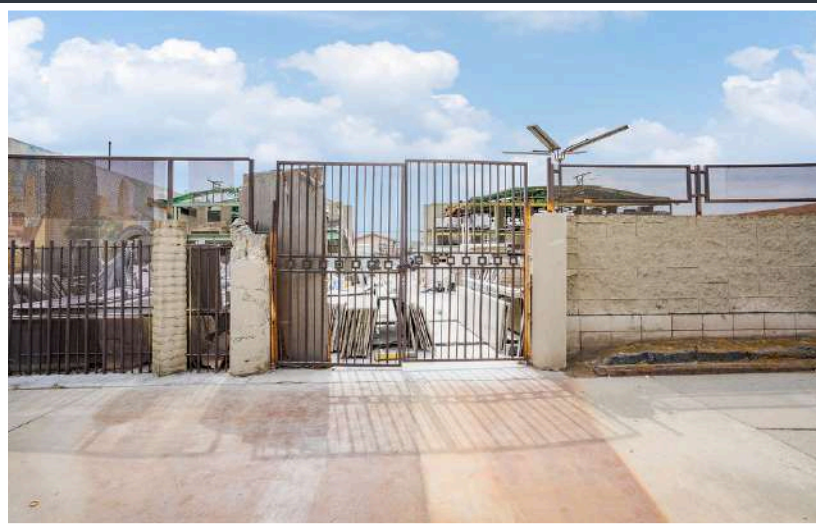
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# PROPERTY PHOTOS

4746 FLORAL DR, LOS ANGELES, CA 90022

Vacant Land | 10,146 SF



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# PROPERTY PHOTOS

4754 FLORAL DR, LOS ANGELES, CA 90022

±3,198 SF Building | ±9,808 SF Lot



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# PROPERTY PHOTOS

4766 FLORAL DR, LOS ANGELES, CA 90022

±5,483 SF Building | ±10,368 SF Lot



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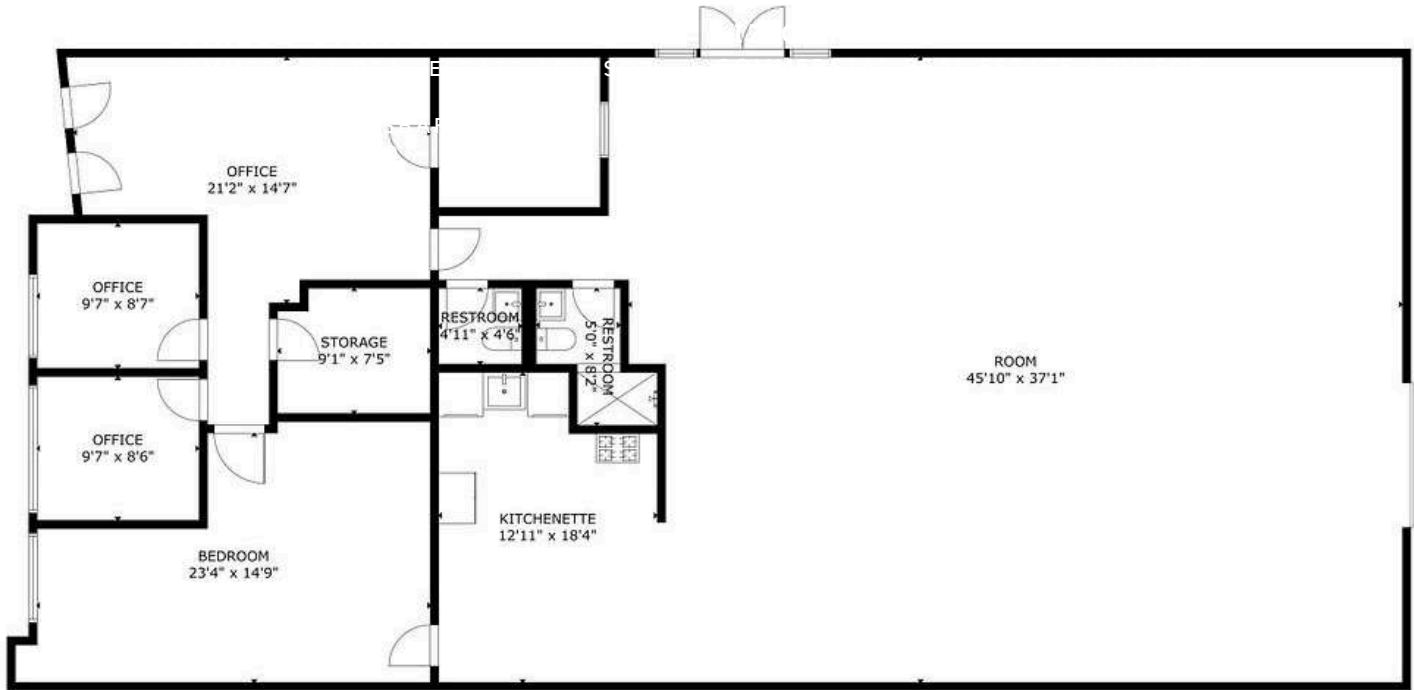
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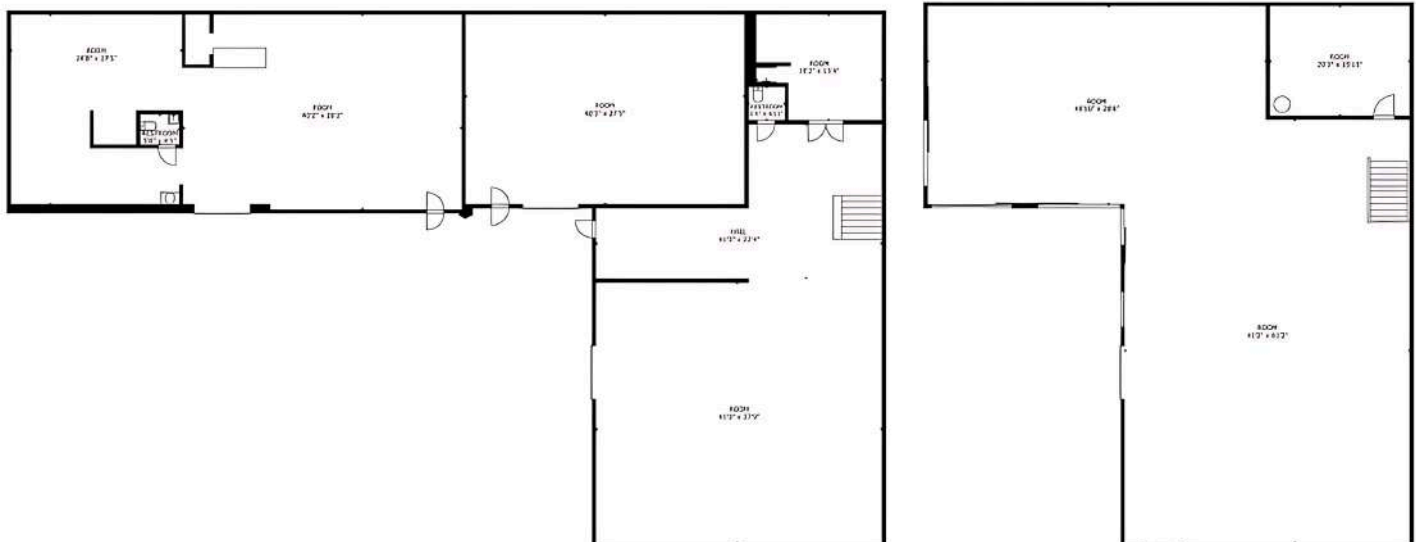
# FLOOR PLANS

4754 & 4766 FLORAL DR, LOS ANGELES, CA 90022

## 4754 FLORAL DR. FLOOR PLAN



## 4766 FLORAL DR. FLOOR PLAN



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# PURCHASE OPTIONS

**4746, 4754, & 4766 FLORAL DR, LOS ANGELES, CA 90022**

## **Option 1: Full Property (30,322 SF - 3 APNs) | \$3,199,000**

**Addresses:** 4746, 4754, & 4766 Floral Dr, Los Angeles

**APNs:** 5235-017-011, 5235-017-012, 5235-017-045

**Description:** This comprehensive investment package includes all three parcels, featuring two leased buildings and an income-producing land parcel. Each parcel has its own entrance and driveway, offering the flexibility to operate separately or together. The vacant land (10,146 SF) has been used for storage, providing additional revenue potential or development opportunities.

## **Option 2: Two Leased Industrial-Commercial Parcels (20,176 SF - 2 APNs) | \$2,299,000**

**Address:** 4754 & 4766 Floral Dr, Los Angeles

**APNs:** 5235-017-012, 5235-017-045

**Description:** This two-parcel property includes two leased income-generating buildings:

Building 4754: ±3,198 SF

Building 4766: ±5,483 SF

Additional space currently in use

The gated property provides controlled access and added security, offering stable rental income with long-term potential.

## **Option 3: Income-Producing Land Parcel (10,146 SF - 1 APN) | \$999,000**

**Address:** 4746 Floral Dr, Los Angeles

**APN:** 5235-017-011

**Description:** This vacant land parcel is currently leased for storage, generating rental income while offering future development potential. Ideal for continued storage use, parking, or new industrial/retail projects.