

313 S. Raymond Avenue, Alhambra, CA 91803

Great for owner use or investment!

11,378 SQFT Light Industrial /Manufacturing set on a 20,000 SQFT Flat lot (100 x 200).

Excellent owner-user or investment opportunity in a prime location.

Light Industrial / Light Manufacturing

The property offers three separate entrances, providing flexibility for multi-tenant use or owner occupancy:

- 1. Approx. 5,000 SF warehouse featuring 12.6-foot clear ceiling height and a 12' x 10' truck well. Currently leased on a month-to-month basis.**
- 2. Approx. 4,000 SF warehouse with 13.6-foot clear ceiling height.**
- 3. Approx. 2,378 SF two-story structure consisting of office space on the main level and showroom with lunchroom on the second floor.**

Conveniently located near Costco, Downtown Los Angeles, and major transportation corridors including Interstates 10 and 710, offering excellent access for distribution and operations

Asking Price: \$3,600,000.

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