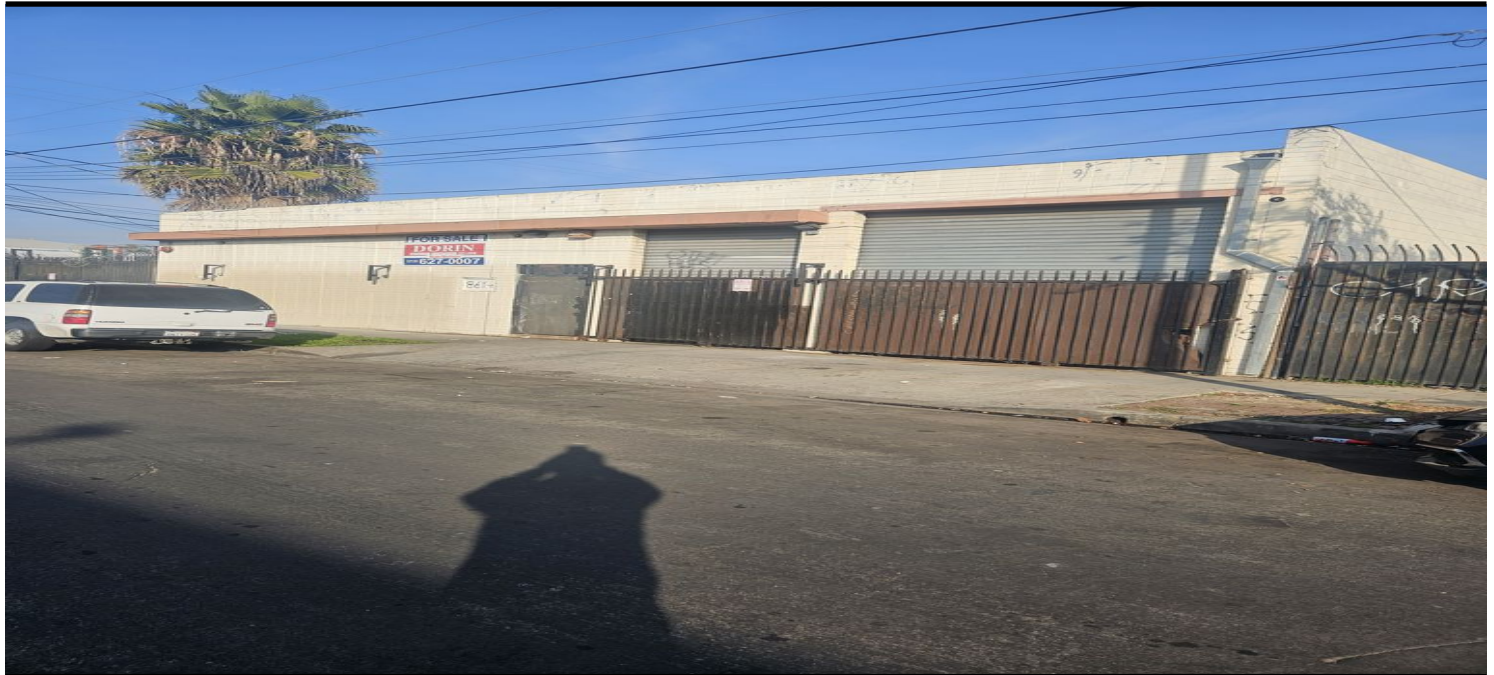


Available SF 11,678 SF

Industrial For Sale

Building Size 11,678 SF



**Address:** 8614-8616 Mettler St, Los Angeles, CA 90003

**Cross Streets:** Mettler St/Manchester

Fantastic Property for Manufacturing or Distribution  
8,906 SF Front Building w/Dock High & Grade Level Loading &  
Sprinklers, Skylights, 62' Clear Span & New Electrical Service  
2,772 SF Rear Building with 300 Amp 3Ph Power  
Good Secured Paved Fenced Yards - Mostly Covered  
Less than 1 Mile from 110 Fwy Manchester Ave Ramps

**Sale Price:** \$1,995,000.00  
**Sale Price/SF:** \$170.83  
**Available SF:** 11,678 SF  
**Prop Lot Size:** 0.38 Ac / 16,464 SF  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 14'  
**GL Doors/Dim:** 4 / (2) 10'x12', (2) 9'x10'  
**DH Doors/Dim:** 1 / 12'x14'  
**A: 600 V: 240 O: 3 W: 3**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1964

**Whse HVAC:** No  
**Parking Spaces:** 19 / **Ratio:** 1.6:1  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 870 SF / 3  
**Restrooms:** 6  
**Office HVAC:** None  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 464 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Outlying Los Angeles  
**APN#:** 6041-019-004

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)

**Listing #:** 43987771

**Listing Date:** 12/10/2025

**FTCF:** CB000N00S000

**Notes:** Call Broker re: Commission. Space heaters. Rear 2,772 sq. ft. building leased thru 12/31/26 - \$3,676/month. MTM tenant in front building pays \$8,400/month. All details must be verified.



**Mark Whitman**  
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213-627-0007