

Available SF 12,000 SF

Industrial For Sale

Building Size 12,000 SF



Address: 8801-8811 S Broadway, Los Angeles, CA 90003

Two Contiguous Masonry Commercial Buildings
18' Ceilings, Roll-Up Doors, Bonus Mezzanine
Large Yard Area For Parking
Ideal For Owner-User or Investor - 3 Units Possible
Access From Two Streets and Rear Alley
2 Blocks From 110 Fwy Manchester Ave. Ramps

Sale Price: \$2,099,998.00
Sale Price/SF: \$175.00
Available SF: 12,000 SF
Prop Lot Size: 0.45 Ac / 19,464 SF
Taxes:
Yard: Fenced/Paved
Zoning: C2

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 2 / 10'x12' ; 10'x10'
DH Doors/Dim: 0
A: 400 V: 240 O: 1 W: 1
Construction Type: Masonry
Const Status/Year Blt: Existing / 1938R41

Whse HVAC: No
Parking Spaces: 24 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 4,000 SF / 15
Restrooms: 5
Office HVAC: None
Finished Ofc Mezz: 2,000 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6046-024-011, 012, 013, 01

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

Listing #: 43941782

Listing Date: 12/02/2025

FTCF: CB000N000S250

Notes: Gas meter. Additional electrical svcs 1) 200 Amp, 240 Volt, 3 Phase. 2) 110 Amp, 240 Volt, 1 Phase. All details must be verified.



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