

**FOR  
SALE**

**±6,720<sup>SF</sup> INDUSTRIAL BLDG ON ±10,433<sup>SF</sup> OF LAND**  
4732 FLORAL DR | LOS ANGELES, CA 90022

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**FLORAL DR**

#### PROPERTY HIGHLIGHTS

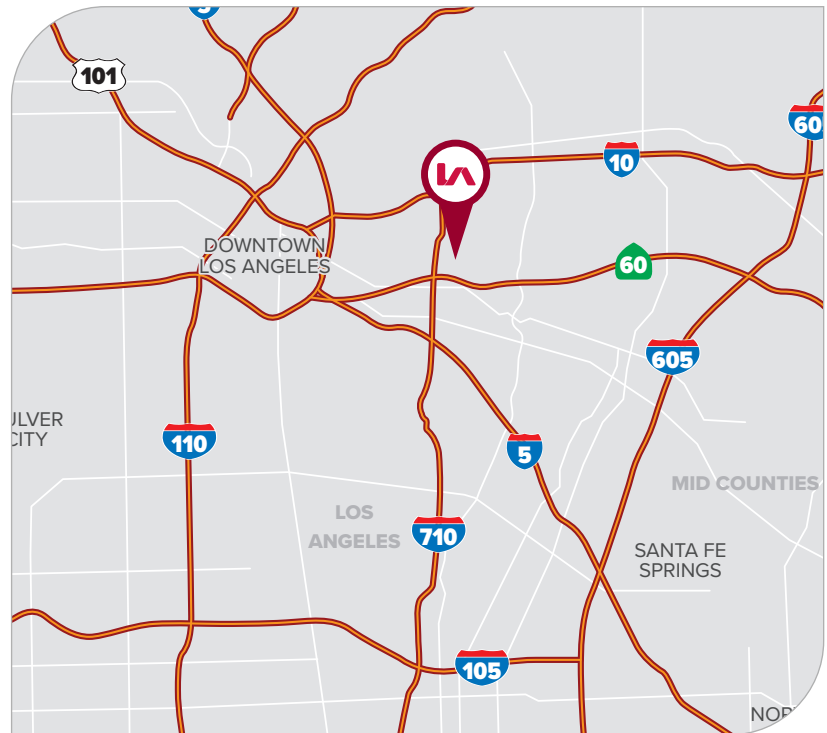
- Excellent Freestanding & Divisible Warehouse Bldg.
- Perfectly Suited for Owner-User or Investor Buyer
- Immediate 710 FWY & 60 FWY Access (<0.5 Miles)
- Fully Fenced/Gated Yard w/ Rear Storage Yard
- Uninc. L.A. M-1 Zoning - Business Friendly
- Offices Refurbished - September 2024
- Delivered Vacant - Contact Broker

#### PRICING SUMMARY

**ASKING PRICE**

**\$1,950,000**

(\$290.00 PSF)



FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

• tnaples@lee-associates.com  
• 818.395.4373



**MATTISON BEHR**

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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

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**PARCEL MAP**



**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±6,720 SF
<b>TOTAL LAND SF</b>	±10,433 SF
<b>WAREHOUSE SF</b>	±6,148 SF
<b>OFFICES SF / RR's</b>	±572 SF / 3 RR's
<b>CLEAR HEIGHT</b>	12' Clear Height
<b>LOADING DOORS</b>	2 GL Doors
<b>DIVISIBILITY</b>	2 Units (±3,520 SF & ±3,200 SF)
<b>POWER</b>	200 Amps @ 120 Volts (Verify)
<b>SPRINKLERED</b>	No
<b>CONSTRUCTION</b>	Brick - 1953
<b>YEAR BUILT</b>	1953
<b>ZONING</b>	LCM1
<b>APN</b>	5235-017-042



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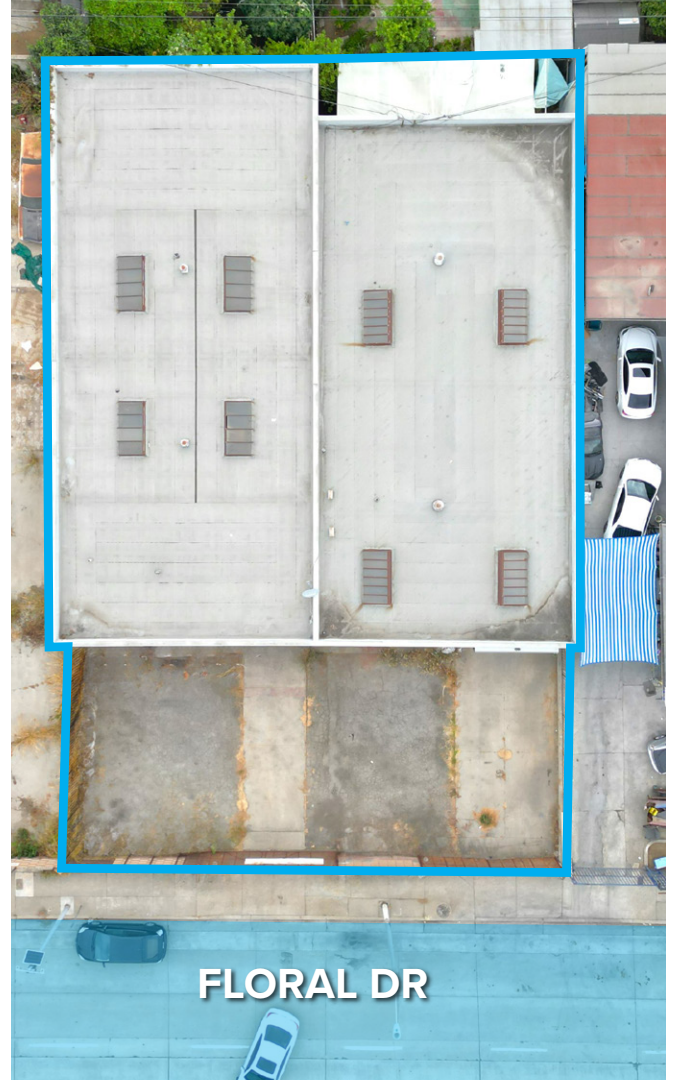
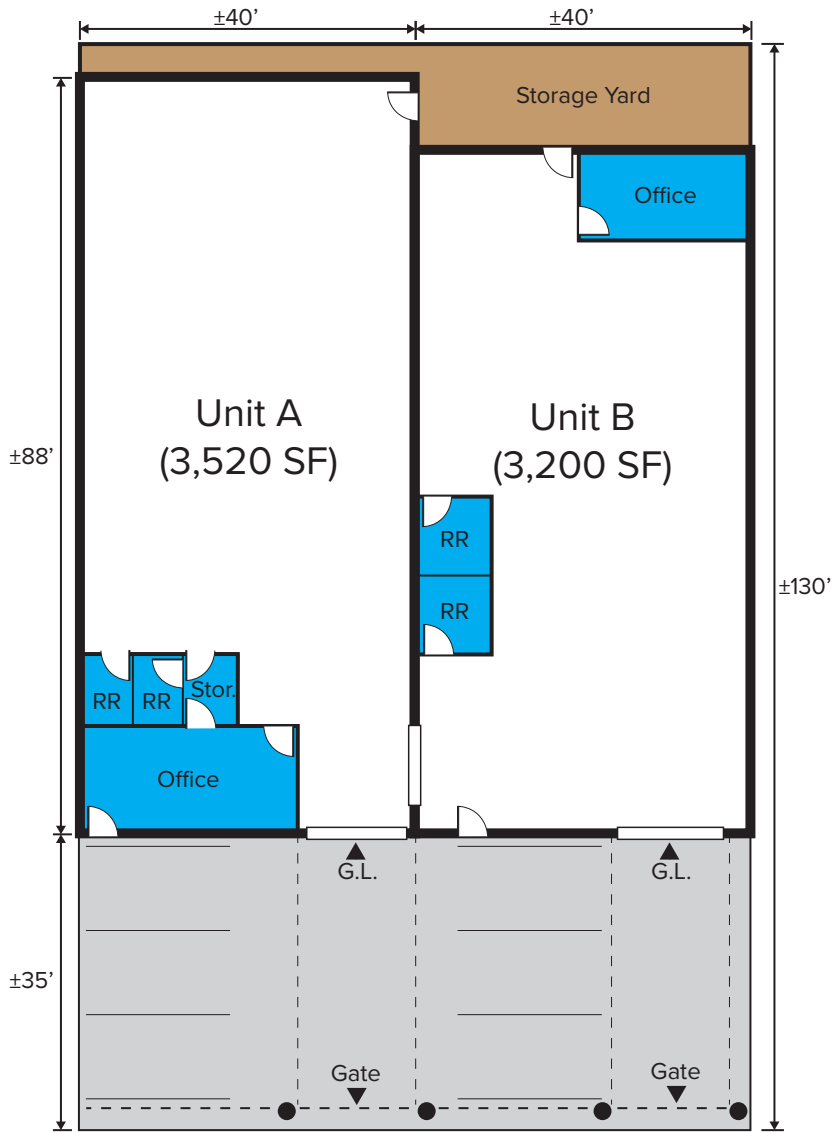
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**SITE PLAN**



**FLORAL DR**

**PROPERTY DETAILS**

<b>WAREHOUSE</b>	±6,148
<b>OFFICES</b>	±572 SF
<b>TOTAL BUILDING</b>	±6,720 SF

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