

FOR SALE

4916 CECILIA ST, CUDAHY, CA 90201



EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY PRICING

FOR SALE

68,500 SF OF IMPROVEMENTS
ON 2.34 AC OF LAND

Price: \$17,000,000

Price per SF: \$248

Price per Land SF: \$168

FOR LEASE

Availability: 68,500 SF

Lease Rate: \$1.10/SF NNN



PROPERTY DETAILS

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Clearance Height:	16 - 24 ft'
Power:	8000 AMPS (Newly installed)
Grade Level Doors:	4 (8X12)
Improvements:	Recently renovated with heavy power and 1/3rd of the building has been converted to accommodate a grow house
Year Built:	1965
Zoning:	CUM2*
Green Zone:	Yes
Fire Sprinklered:	Yes



LOCATION MAP



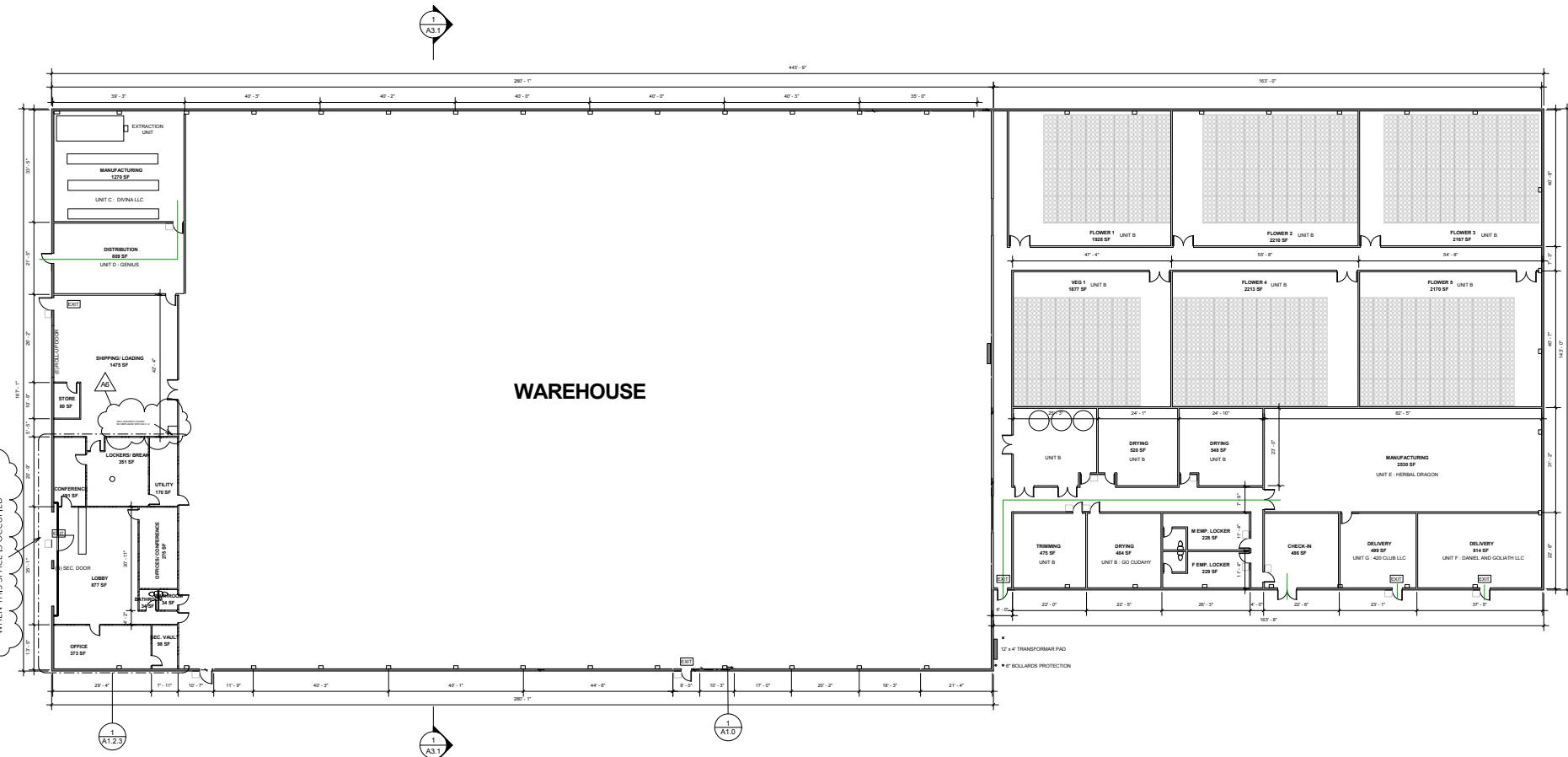
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



AERIAL MAP



AREA OVERVIEW

Located in Central South Los Angeles, adjacent to the bustling Downey/Vernon market, the city of Cudahy offers a strategic location for businesses. Positioned conveniently off the 710 Freeways, it serves as a vital link on the industrial corridor connecting downtown Los Angeles to the Port of Long Beach.

Despite being the second smallest city in Los Angeles County, after Hawaiian Gardens, Cudahy boasts one of the highest population densities among incorporated cities in the United States.

The industrial sector in Cudahy thrives, with vacancy rates consistently below 6%, mirroring trends seen across the broader Los Angeles area. This scarcity of available space has driven up demand, leading to current effective rents averaging \$1.35 per square foot—an increase of 2.7% compared to the previous year.

Investors find Cudahy an attractive market, with current cap rates hovering around 5%, aligning with historical market rates. This stability and growth potential make Cudahy a compelling destination for industrial ventures seeking prime real estate opportunities in Southern California.



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