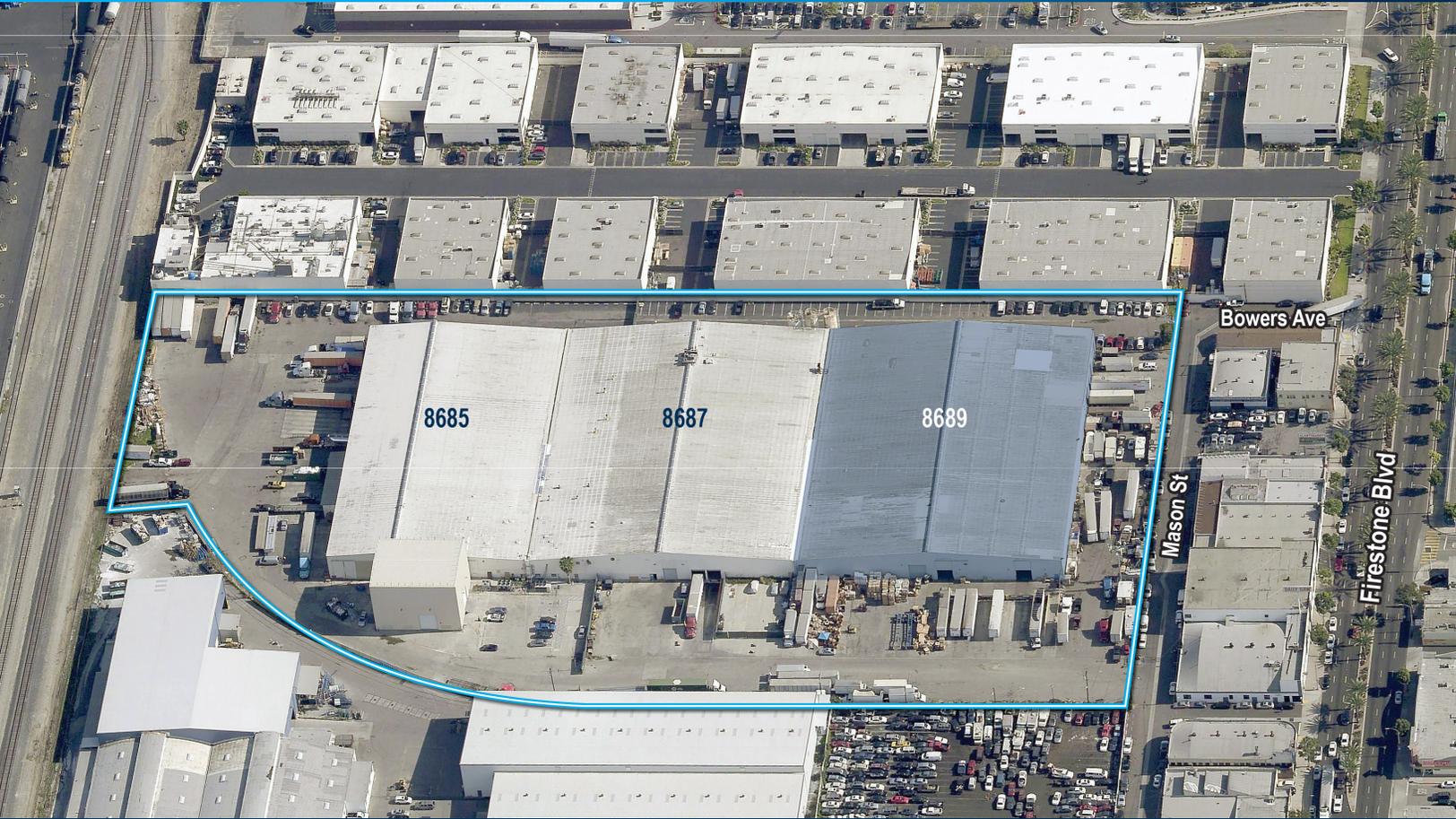


FOR LEASE

72,000 SF WAREHOUSE

8689 BOWERS AVENUE, SOUTH GATE, CA 90280



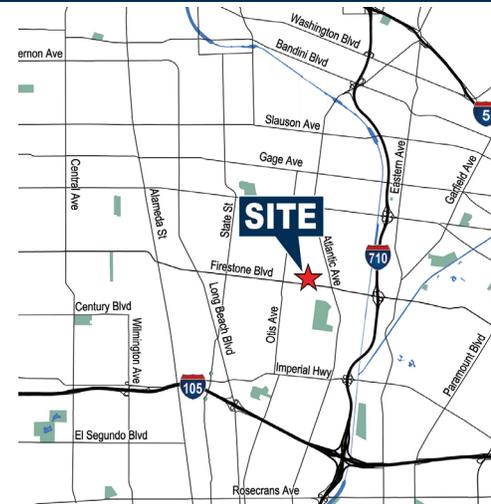
PROPERTY FEATURES

- Building Area: 72,000 SF
- Office Area: 2,466 SF
- 2 Ground Level Door
- 14 Dock High Doors
- 21' - 30' Clearance
- 400 Amps - 240/480 Volt
- Year Built: 1973
- Zoning: 5GM3

PROPERTY HIGHLIGHTS

- Huge Fenced Yard
- 14 DH Positions with Room for 53' Container Loading
- High Ceilings
- Convenient 710 Freeway Access
- Great Labor Pool

Asking Rate: TBD



EXCLUSIVELY OFFERED BY:

Voit

REAL ESTATE SERVICES

BRIAN MCLOUGHLIN
Senior Vice President, Partner
(323) 633-1074
bmcoughlin@voitco.com
License #01268410

DAVID FULTS
Senior Vice President, Partner
(323) 791-0038
dfults@voitco.com
License #01242123

SEAN MCDONALD
Senior Vice President, Partner
(949) 351-7113
smcdonald@voitco.com
License #01973606

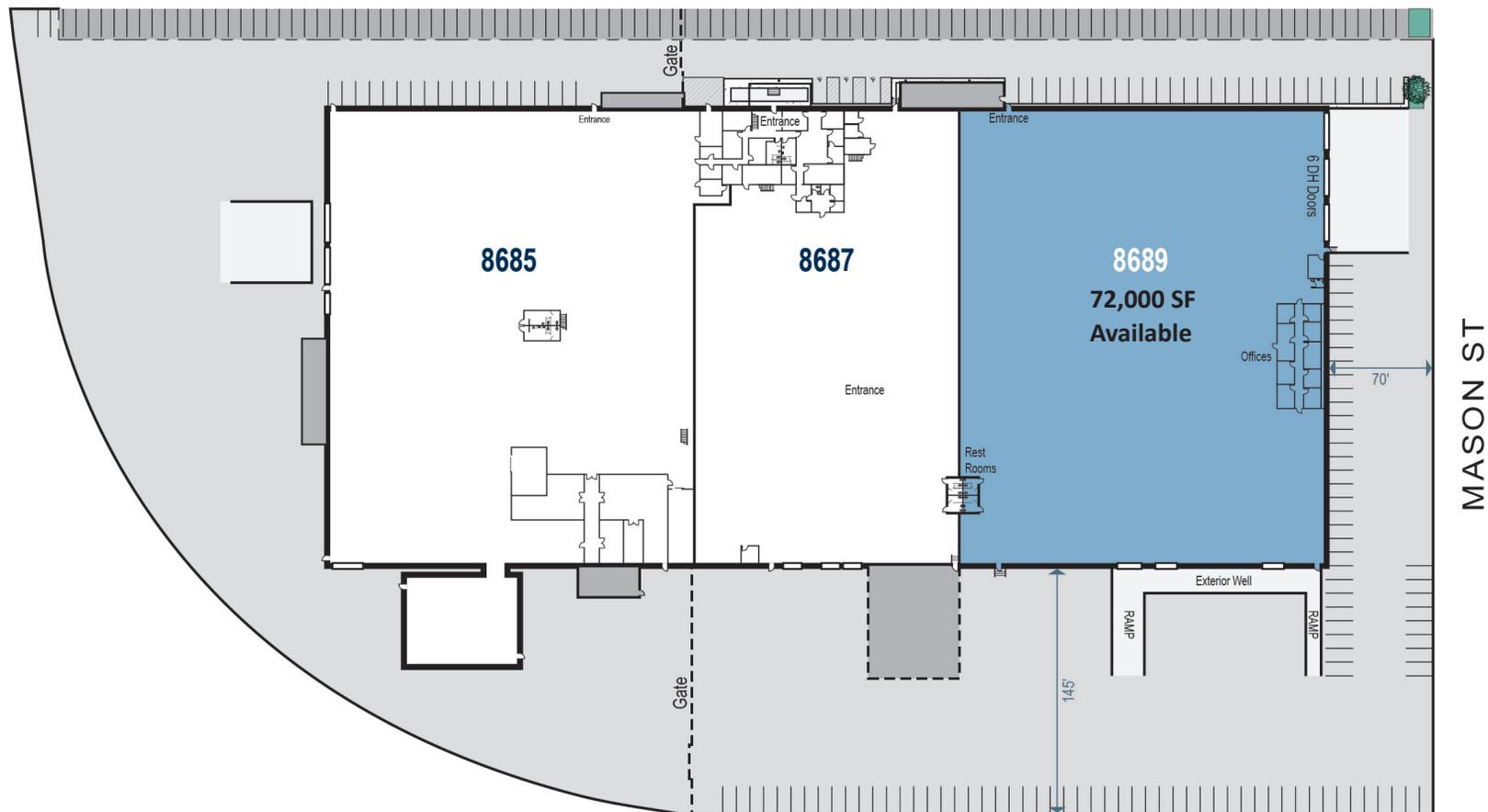
1025 W. 190th Street, #350 Los Angeles, California 90248 | License #01991785

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

FOR LEASE

72,000 SF WAREHOUSE

8689 BOWERS AVENUE, SOUTH GATE, CA 90280



EXCLUSIVELY OFFERED BY:

Voit
REAL ESTATE SERVICES

BRIAN MCLOUGHLIN
Senior Vice President, Partner
(323) 633-1074
bmcloughlin@voitco.com
License #01268410

DAVID FULTS
Senior Vice President, Partner
(323) 791-0038
dfults@voitco.com
License #01242123

SEAN MCDONALD
Senior Vice President, Partner
(949) 351-7113
smcdonald@voitco.com
License #01973606

1025 W. 190th Street, #350 Los Angeles, California 90248 | License #01991785

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salespersons by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.