

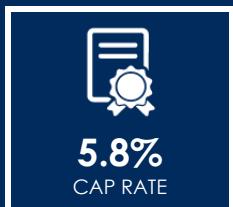


# FOR SALE

7934-7942 MARBRISA AVENUE  
HUNTINGTON PARK | CA 90255



INVESTMENT OR  
OWNER USER



5.8%  
CAP RATE



±9,620 SF  
BUILDING RBA



±16,800 SF  
LOT SIZE

FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO**

**ASSOCIATE VICE PRESIDENT**

P: 213.270.2263 | M: 213.842.5877

[carlos.castillo@daumcommercial.com](mailto:carlos.castillo@daumcommercial.com)

CADRE #01451618

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

+ 9,620 SF INDUSTRIAL

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

7934-7942 MARRBISA AVENUE  
HUNTINGTON PARK | CA 90255

±9,620 SF  
INDUSTRIAL



## PROPERTY FEATURES

- Investment or Owner User
- Mixed-Use Redevelopment Potential
- M2 Zoning
- 5.8% in Place CAP Rate
- Long-Term Stable Tenants & Can Also Be Delivered Fully Vacant
- LA County Jurisdiction with Heavy Manufacturing Zoning
- 5 Oversized Ground-Level Loading Doors
- Heavy Power 600 Amps

FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO**  
ASSOCIATE VICE PRESIDENT

P: 213.270.2263 | M: 213.842.5877  
carlos.castillo@daumcommercial.com  
CADRE #01451618

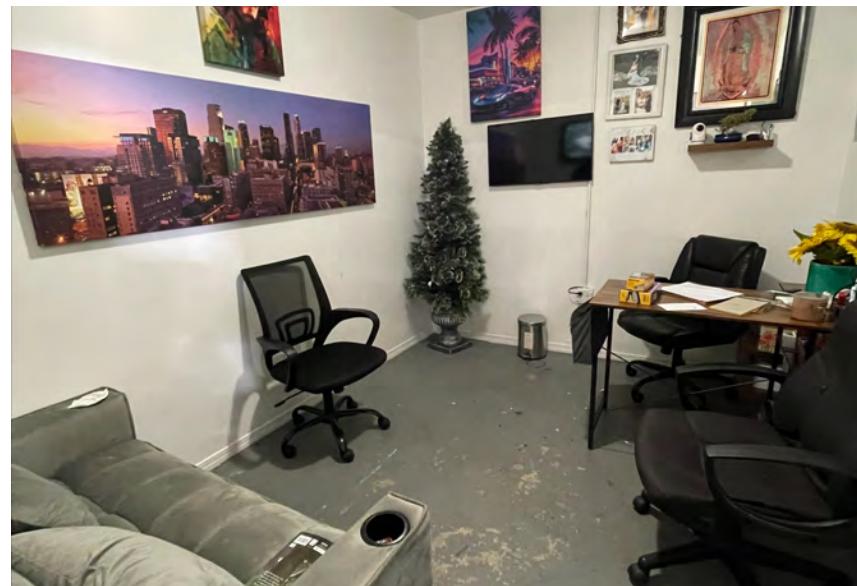
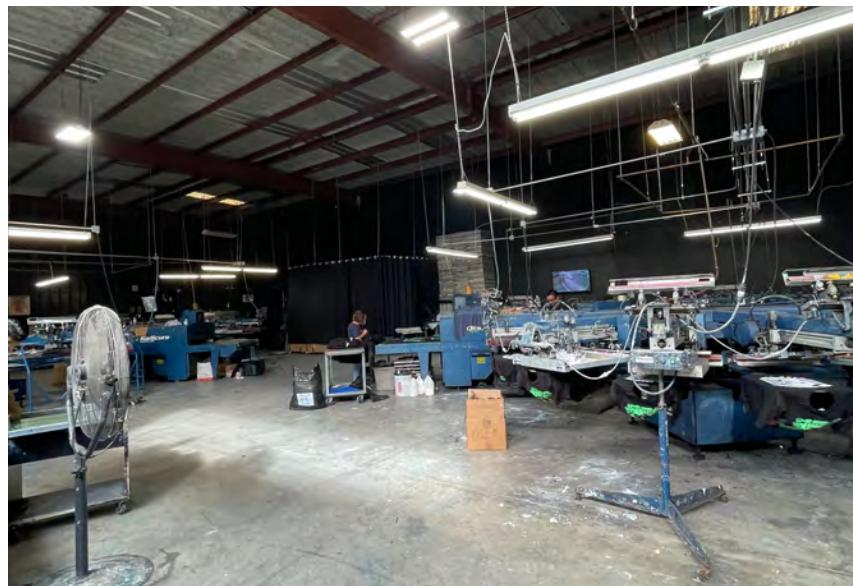
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

±9,620 SF

INDUSTRIAL

FOR SALE  
7934-7942 MARRBISA AVENUE  
HUNTINGTON PARK | CA 90255



FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO**  
ASSOCIATE VICE PRESIDENT

P: 213.270.2263 | M: 213.842.5877

carlos.castillo@daumcommercial.com

CADRE #01451618

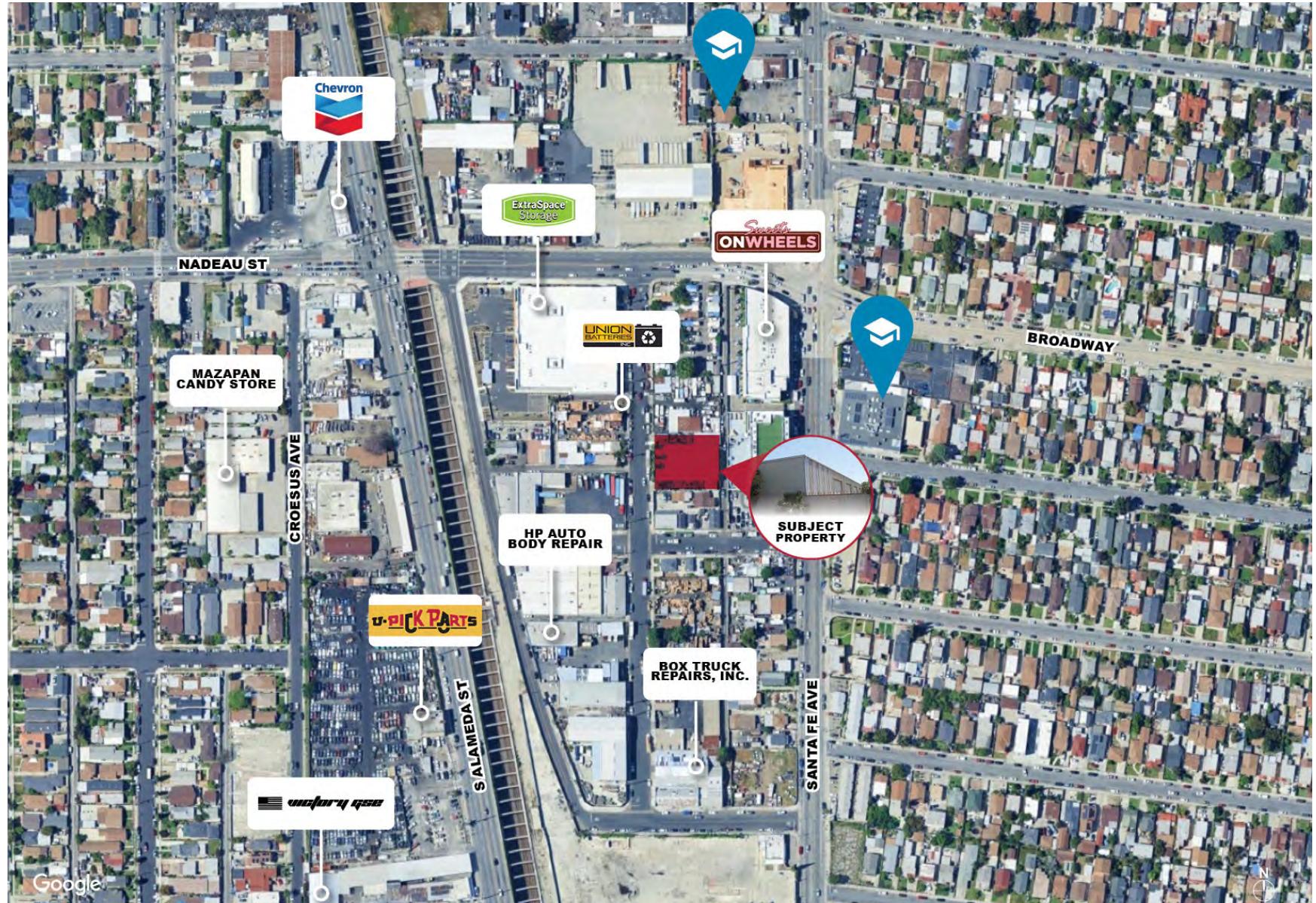
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

7934-7942 MARRBISA AVENUE  
HUNTINGTON PARK | CA 90255

±9,620 SF  
INDUSTRIAL



FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO**  
ASSOCIATE VICE PRESIDENT

P: 213.270.2263 | M: 213.842.5877  
carlos.castillo@daumcommercial.com  
CADRE #01451618

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

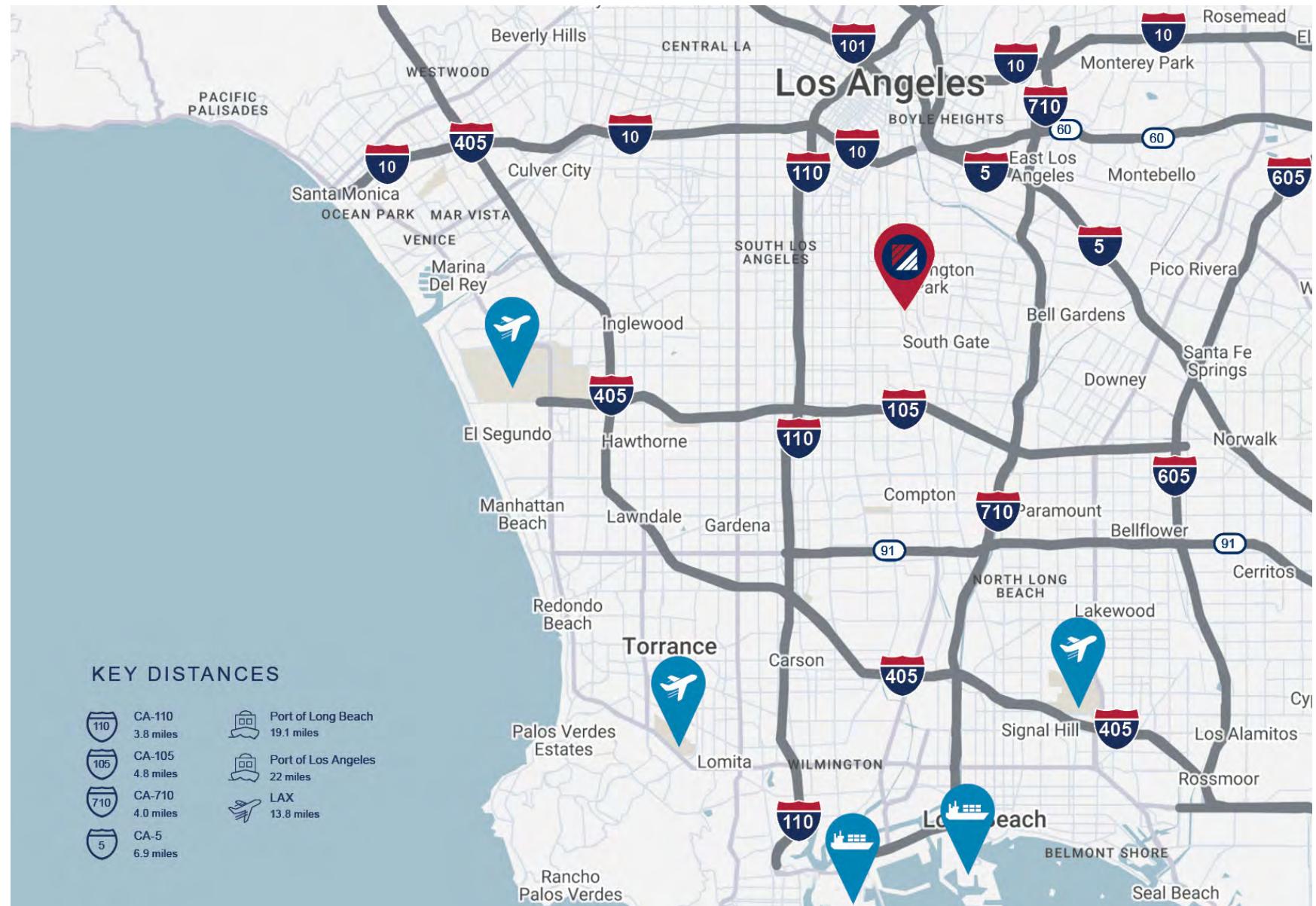
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**±9,620 SF  
INDUSTRIAL**

**FOR SALE**  
7934-7942 MARRIBA AVENUE  
HUNTINGTON PARK | CA 90255

#### KEY DISTANCES

 CA-110	3.8 miles
 CA-105	4.8 miles
 CA-710	4.0 miles
 CA-5	6.9 miles
 Port of Long Beach	19.1 miles
 Port of Los Angeles	22 miles
 LAX	13.8 miles



FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO  
ASSOCIATE VICE PRESIDENT**

**P: 213.270.2263 | M: 213.842.5877**

carlos.castillo@daumcommercial.com  
CADRE #01451618

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.