

# ±2.12 Acres Zoned Heavy Manufacturing

## Compton, California

SALE OR LEASE



3200 N. Alameda St. ■ 308 & 400 E. Dixon St. ■ 405 E. Weber Ave.



### FEATURES:

- 8 Buildings
- 1,066 to 17,963 Sq. Ft.
- ±33,150 Sq. Ft. Total "Under Roof"
- 3 Parcels
- Assessors Parcel Numbers:
  - 6169-018-001
  - 6169-018-007
  - 6169-018-008
- 3 Overhead Cranes
- Numerous Machines/Tools/  
Equipment Subject to Separate Offer
- Zoned M-H Heavy Industrial
- 1 Parcel (6169-018-008) Can Be Sold or Leased Separately. Please Call Broker For Details.



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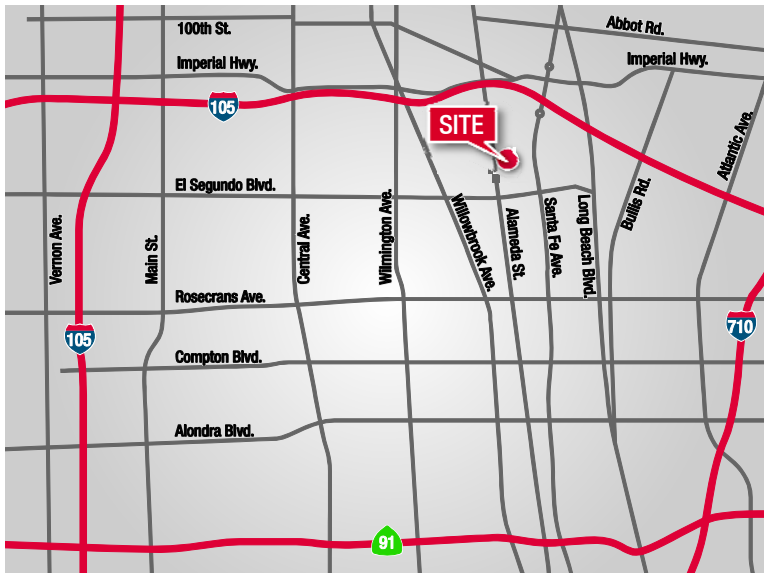
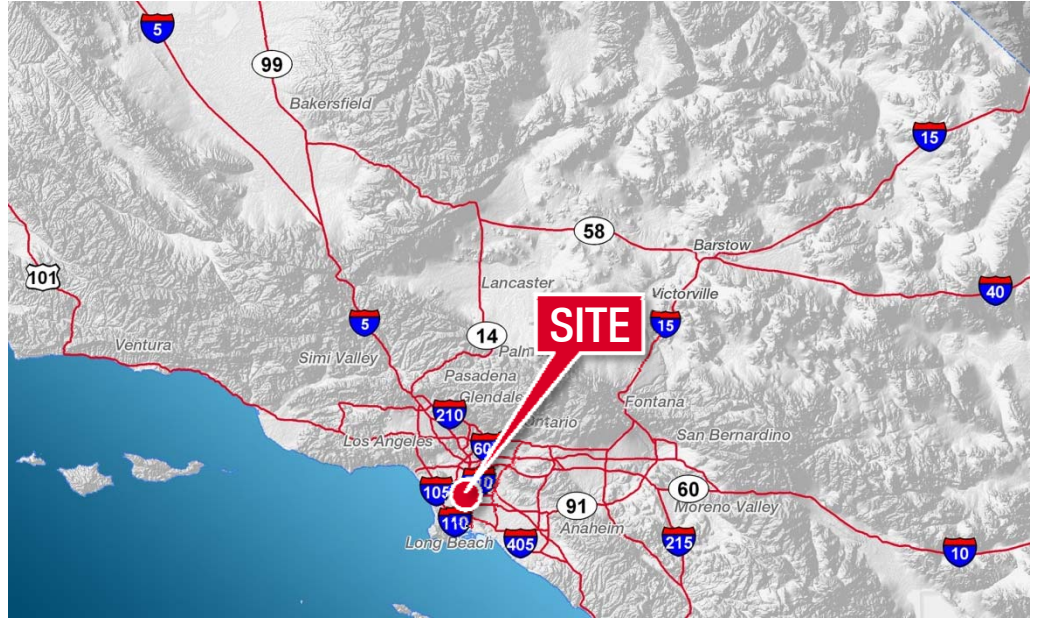
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## LOCATION



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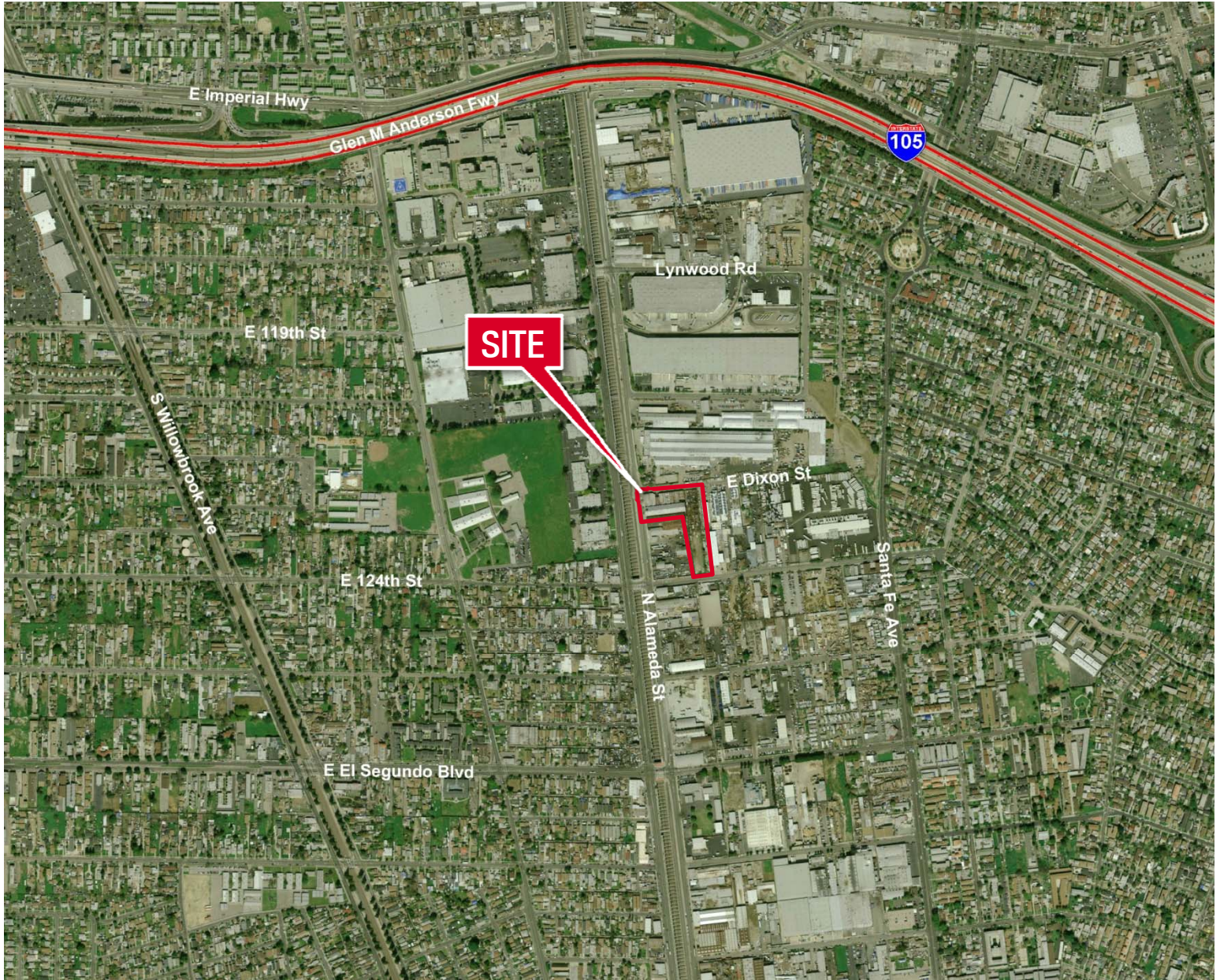
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## AERIAL VIEW



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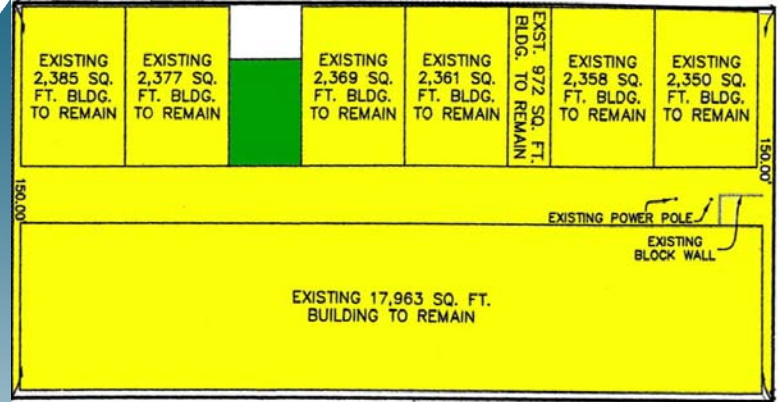
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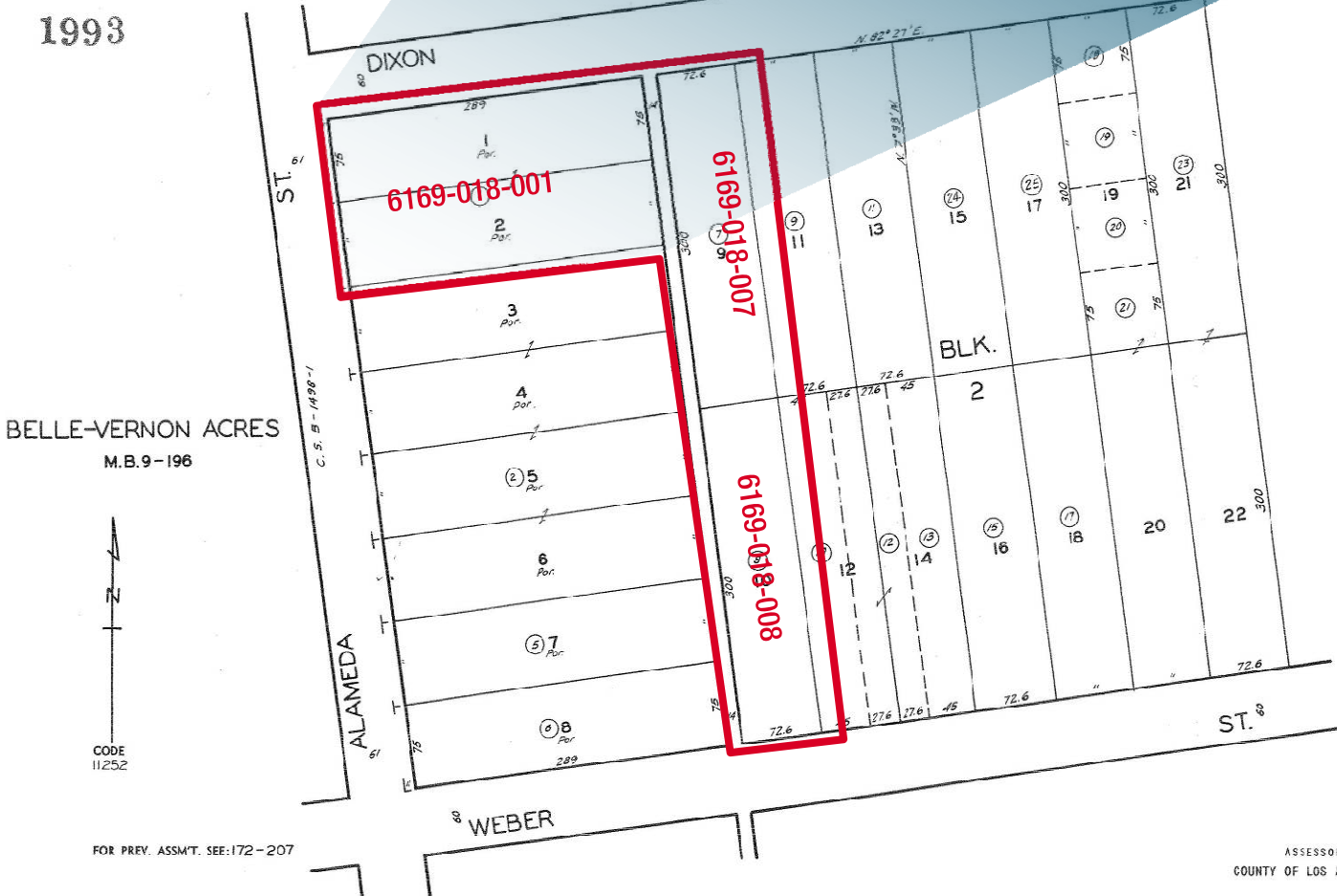
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## ASSESSOR'S PARCEL MAP



6169 | 18  
SCALE 1" = 80'

1993



REVISED  
1-17-64 P  
320812

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



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## MACHINES/TOOLS/EQUIPMENT



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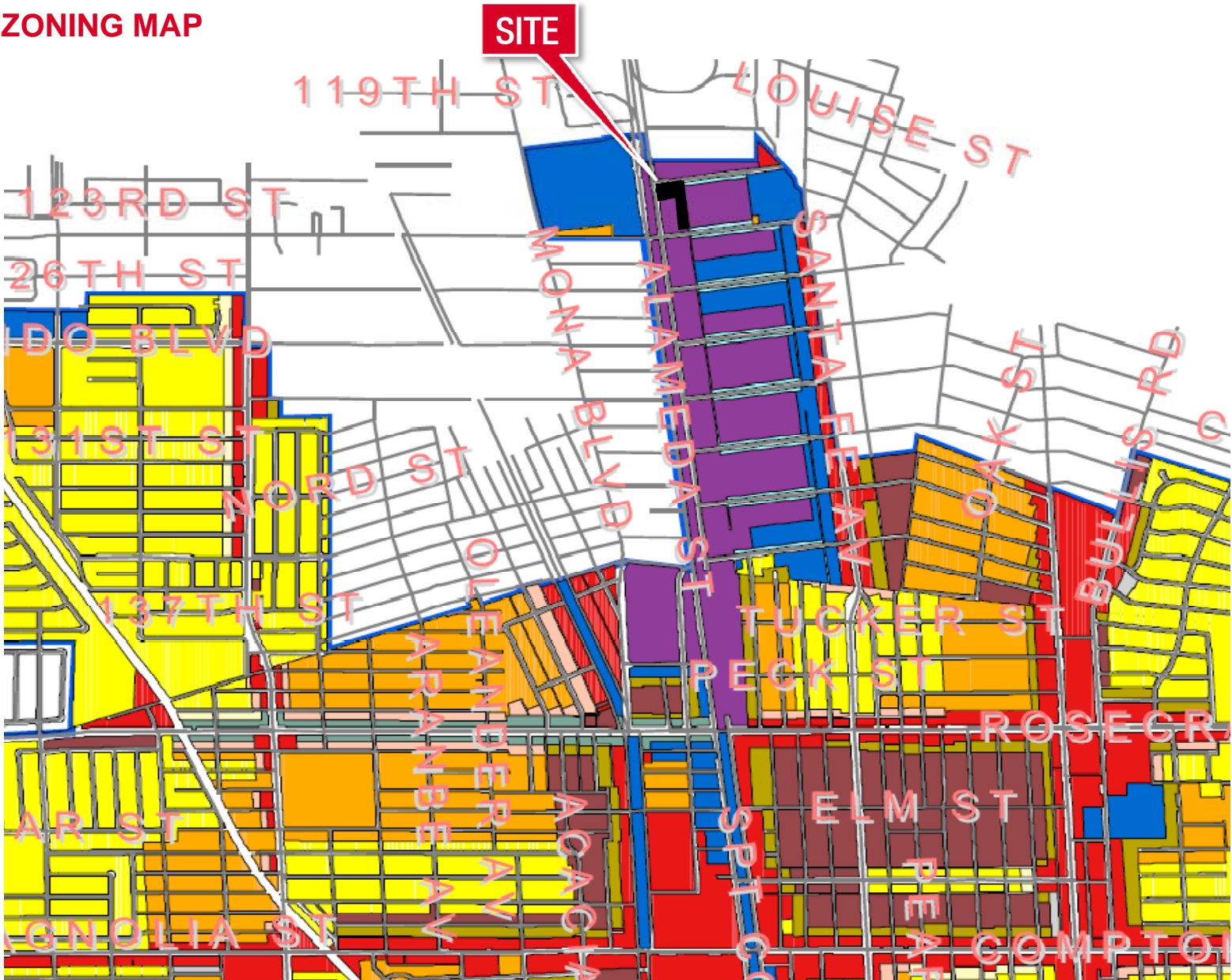
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## ZONING MAP



### Legend

RA - Residential Agriculture	PRL - Parking/Low Density Residential	ML - Limited Manufacturing
RL - Low Density Residential	PRM - Parking/Medium Density Residential	MH - Heavy Manufacturing
RM - Medium Density Residential	PRH - Parking/High Density Residential	B - Buffer
RH - High Density Residential	CL - Limited Commercial	LAC - Los Angeles County
P - Parking	CM - Commercial Manufacturing	UNZONED
		Streets



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## 30-15 HEAVY MANUFACTURING ZONE (M-H)

### 30-15.1 Purpose (M-H).

The Heavy Manufacturing Zone (M-H) is established to provide for general industrial development while controlling those uses which might be obnoxious, offensive, or dangerous. (Added by Ord. #1557, § 9141.1)

### 30-15.2 Uses (M-H).

a. *Principal Permitted Uses.* The following uses and buildings of less than fifty thousand (50,000) square feet in size shall be permitted in the Heavy Manufacturing Zone (M-H):

1. Any use permitted in the Limited Commercial (C-L), Commercial Manufacturing (C-M) or Limited Manufacturing Zone (M-L), except those uses which require a conditional use permit.

b. *Uses Permitted Subject to Conditional Use Permits.* The following uses may be permitted in the Heavy Manufacturing Zone (M-H) provided a conditional use permit has been obtained pursuant to the provisions of Section 30-26 of this Chapter:

1. Any use permitted by conditional use permit in the Commercial Manufacturing (C-M) or Limited Manufacturing (M-L) Zones.

#### 1A. Manufacturing of the following:

Abrasives;  
Bleaching powder;  
By-products of animals, meat and fish;  
Cellulose;  
Celluloid;  
Cement;  
Charcoal;  
Cleaning compound;  
Concrete batching plants (processing and storage of concrete components);  
Gelatine;  
Glue;  
Lampblack;  
Lard;  
Lime;  
Mucilage;  
Plaster of paris;  
Plastics;  
Rubber, including reclaiming;  
Size;  
Tallow; and  
Tar and tar products;

#### 2. Manufacturing of the following:

Acid; Phenol;  
Agar; Potash;  
Alcohol; Soda;  
Ammonia; Sodium compound; and  
Ammunition; Sulphur;  
Caustic soda;  
Creosote;  
Explosives;  
Fertilizer;  
Fireworks;  
Gases;  
Insecticides;  
Lye;  
Matches;



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## 30-15 HEAVY MANUFACTURING ZONE (M-H)

3. Advertising statuary;
4. Animal dumping and reduction;
5. Asphalt plants;
6. Bars and liquor stores (the provisions of subsection 30-12.4h of this Chapter shall apply);
- 6A. Beer and wine sales for consumption off the premises, as an accessory to a convenience store where such sales utilize less than ten (10%) percent of the sales floor area (the provisions of subsection 30-12.4h of this Chapter shall apply);
7. Reserved;
8. Bone distillation;
- 8A. Bus storage yards;
9. Canning and processing of meat and fish;
10. Chamois skin processing;
11. Clay processing;
12. Coke ovens;
13. Fat rendering;
14. Feed mills;
- 14A. Freight terminals;
15. House moving and wrecking yards;
16. Reserved.
17. Meat packing;
18. Metal works of the following kinds:
  - Blast furnaces;
  - Boiler works;
  - Drop forges;
  - Drop hammers;
  - Forging works;
  - Foundries (ferrous metals);
  - Pneumatic presses;
  - Smelters; and
  - Steel mills;
19. Ore reduction plants;
20. Petroleum and petroleum products refining, processing, and reclaiming and storage;
21. Planned commercial and industrial developments (the provisions of Section 30-18 shall apply);
22. Private clubs;
23. Recycling of paper (when a plan for its storage and maintenance has been approved by the Fire Department);
24. Rock crushing plants;
25. Rock, gravel, and sand storage in excess of two thousand (2,000) tons;
26. Sandblasting plants;
27. Sanitary landfills;
28. Slaughterhouses;
29. Solid waste transfer stations;
30. Solvent extracting;
31. Stockyards;
32. Tanneries;
- 32A. Transportation yards;
- 32B. Truck and bus repair (including body and fender works and spray painting);
- 32C. Truck repair;
33. Waste disposal facilities;
34. Worm farms; and
35. Recycling of paper (when conducted entirely within a building).
36. Alcoholic beverage sales for consumption on the premises, as an accessory to a restaurant (the provisions of subsection 30-12.4h of this Chapter shall apply);
37. Public works yards.
38. Recycling, collection and processing facilities (the provisions of subsection 30-12.4i of this Chapter shall apply).
39. Outside storage yards (for exceptions see subsection 30-20.6 of this Chapter.)

(Added by Ord. #1557, § 9141.2; Ord. #1698, § 1; Ord. #1713, § 1; Ord. #1717, § 1; Ord. #1733, § 1; Ord. #1746, § 1; Ord. #1784; Ord. #1828, § 1; Ord. #1921, § 1; Ord. #2101, § 10)



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