

DOWNEY


11,008 ATC

INDUSTRIAL AVE

SITE



 **PARKING LOT**

CENTER ST

SOUTH GATE

WILSON AVE

FOR SALE OR LEASE | 11810 CENTER STREET, SOUTH GATE, CA 90280

EXCLUSIVELY LISTED BY:

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11810 CENTER ST, SOUTH GATE, CA 90280

PROPERTY PRICING

PRICE REDUCED!

FOR SALE

45,681 SF OF IMPROVEMENTS ON 1.51 AC LOT*

Price: \$4,900,000

Price per SF: \$107.26

Land Price: \$3.245M per AC
\$74.61 per SF

*Two parcels (see page 2)

FOR LEASE

Rent per SF: \$0.90 Industrial Gross

Term: Negotiable

SPACE MAY BE DEMISED INTO
TWO SUITES IF PREFERRED



PROPERTY DETAILS

11810 CENTER ST, SOUTH GATE, CA 90280

Building Size	45,681 SF
Lot Size	1.51 AC 65,671 SF*
Office	7,700 SF (16.9%)
Warehouse	32,743 SF (71.7%)
Use	Light Industrial/Flex, Use by Right - Heavy Manufacturing
Parking	32 Spaces
Clearance Height	24'
Power	600 amps / 480v / 3 phase
Zoning	CDR3
Year Built	1942
Construction	Metal
Drive Ins	6 Total (16'w x 20' h)
Dock Highs	None
Cranes	Yes – 2 total
Parcel Numbers	6243-017-034 & 6243-021-007

*Two parcels (building and parking area)



PROPERTY OVERVIEW

NAI Capital is pleased to present a unique opportunity to purchase or lease a highly functional 45,681 SF industrial building with 24' clear height in the warehouse and 600 amps of power. The property features a large yard perfect for manufacturing or other industrial uses. There are a total of 6 drive in doors and 2 cranes on site, plus an additional parking lot adjacent to the site on the corner of Center St and Wilson Ave. Alternatively, the site would be perfect for redevelopment. Please verify with the City of South Gate for allowable uses.

DEMOGRAPHICS

	1 Mile	3 Miles
Population	28,450	310,230
Household	7,329	77,854
Median Age	34.70	34.20
Median HH Income	\$71,862	\$64,868
Daytime Employees	8,558	86,500

Source: CoStar

AREA OVERVIEW

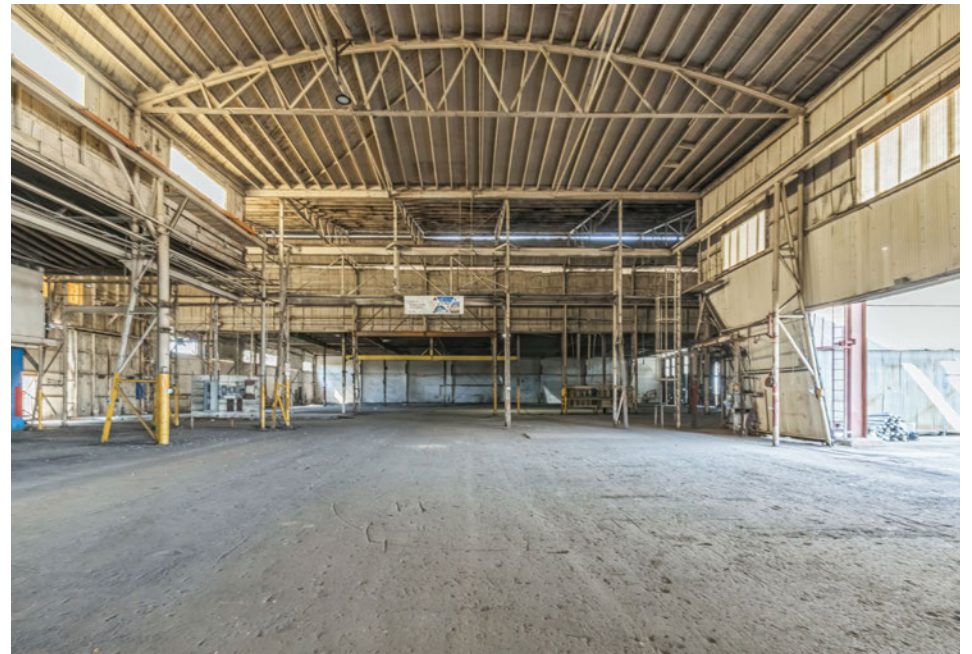
South Gate is a city in Los Angeles County, California that features a total of 7.35 square miles of land and is located just 7 miles southeast of Downtown Los Angeles. The city is part of the "Gateway Cities" region of southern LA County connecting Los Angeles, Orange County, and the Pacific Ocean, serving as an irreplaceable transit for goods and services. The industrial sector in South Gate thrives, with low vacancy rates, and a slightly below market lease rate compared to the broader LA County, making it an attractive location for new investment. It is adjacent to the bustling markets of Vernon and Downey/Commerce. The subject property enjoys a uniquely dynamic location just off the 710 Freeway / 105 Freeway interchange.



OFFICE PHOTOS



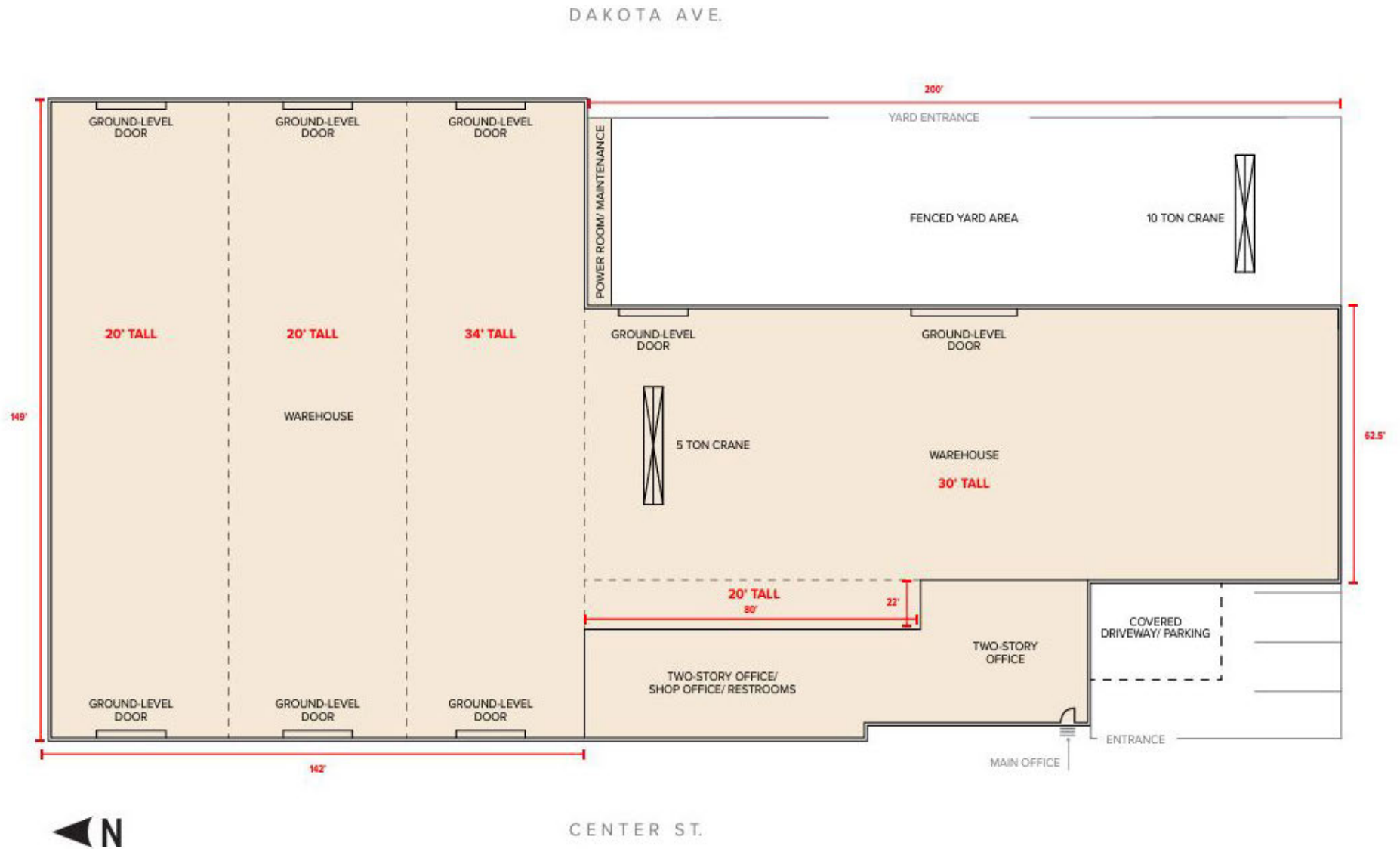
INTERIOR WAREHOUSE PHOTOS



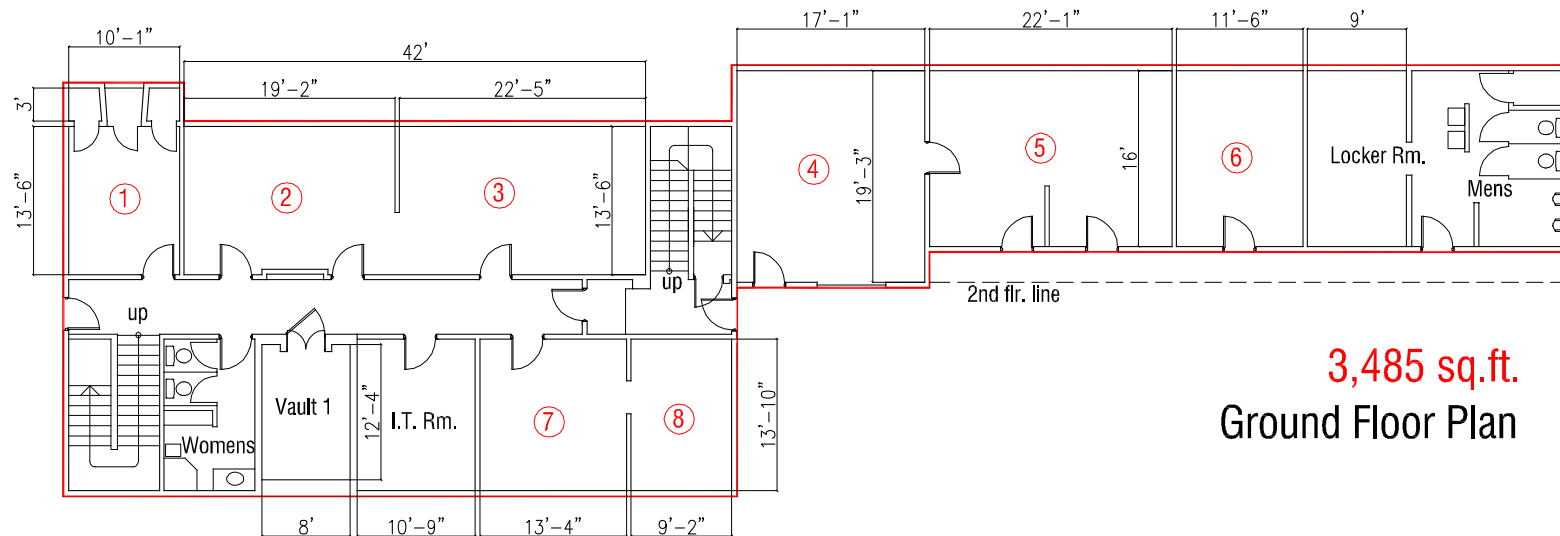
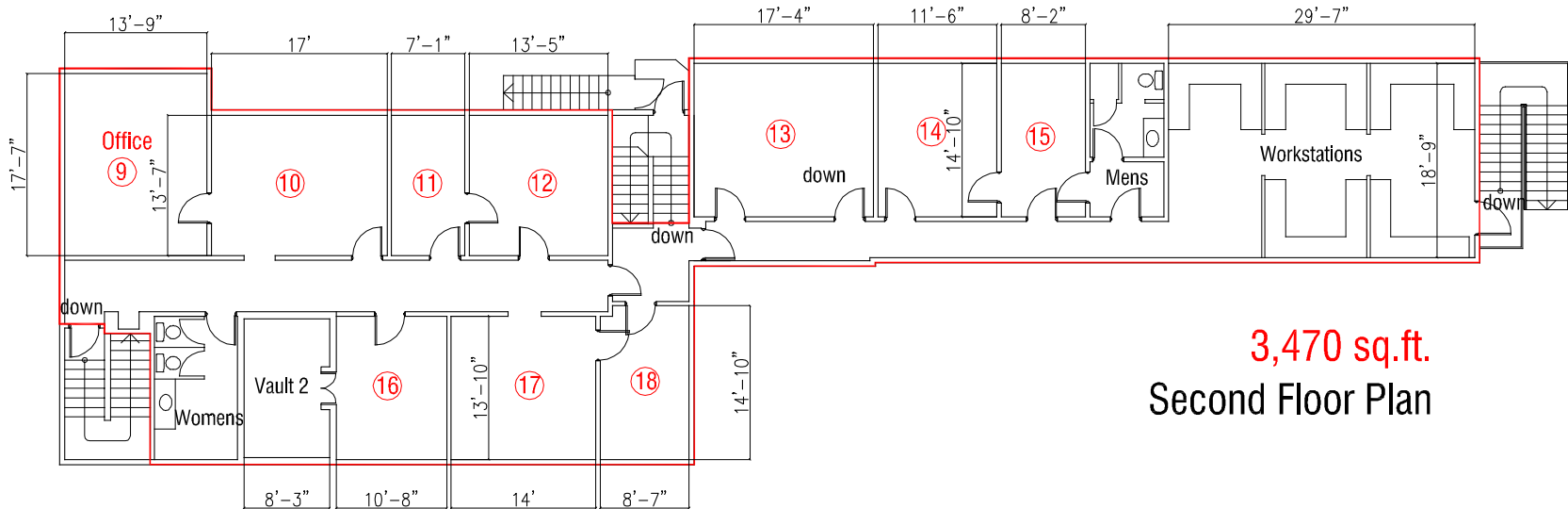
EXTERIOR WAREHOUSE PHOTOS



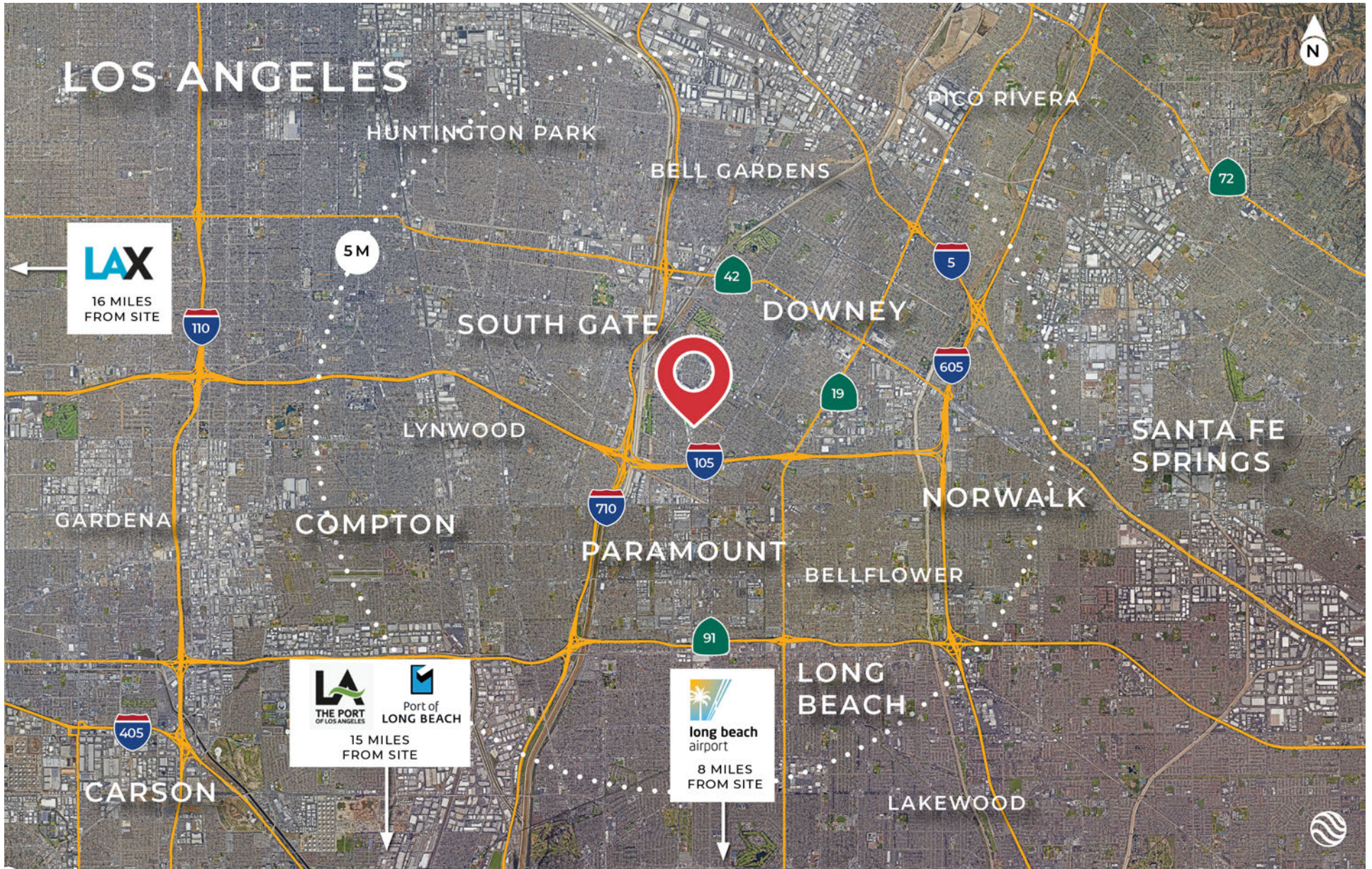
SITE PLAN



SITE PLAN - OFFICE



AERIAL MAP



FREEWAY MAP

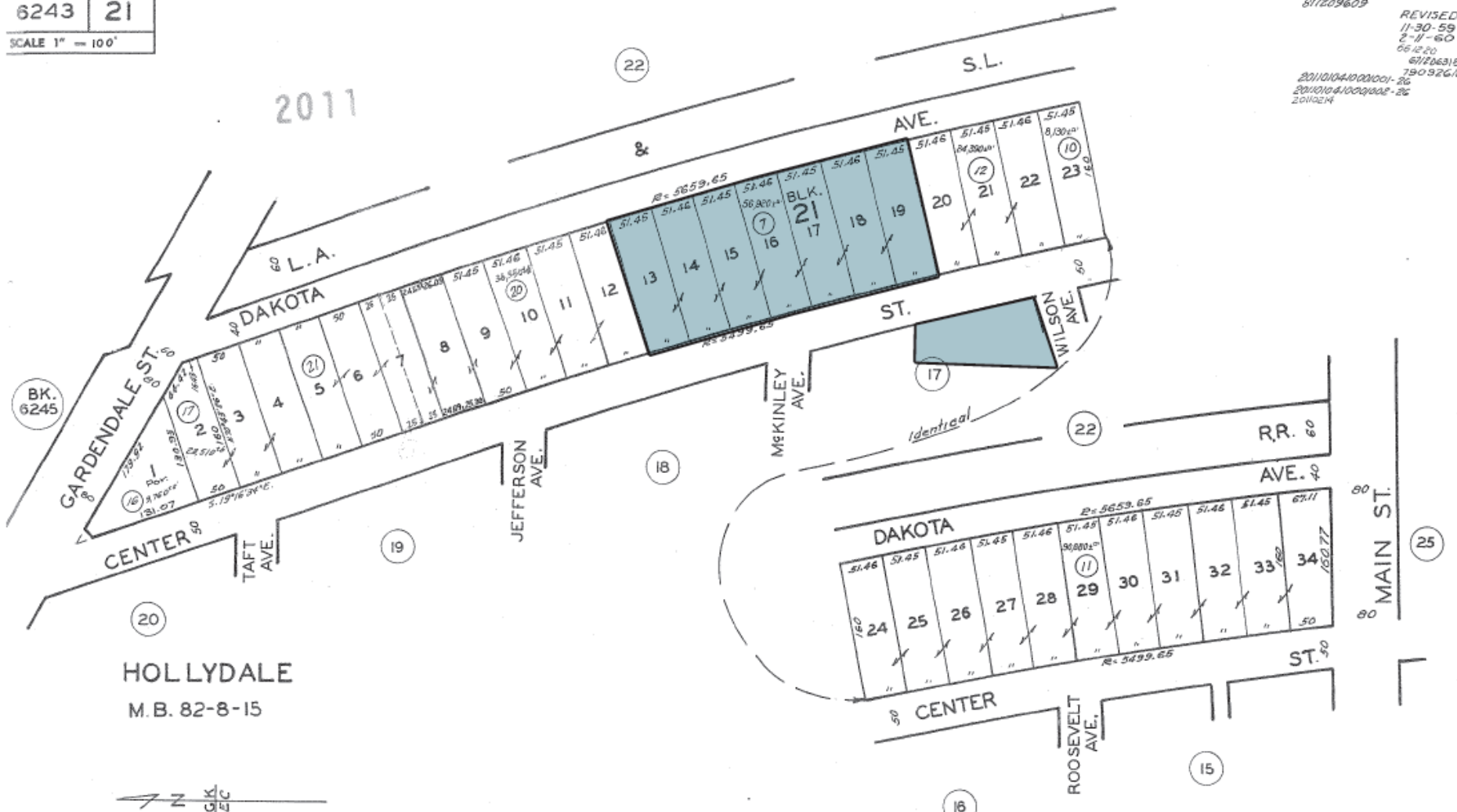


PARCEL MAP

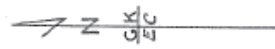
6243 | 21

SCALE 1" = 100'

8/1209609
 REVISED
 11-30-59
 2-11-60
 06-12-20
 6/12/03/15
 790926/10
 2011010410001001-26
 201010410001002-26
 2010214



HOLLYDALE
 M.B. 82-8-15



CODE
 15191

FOR PREV. ASSM'T. SEE:
 6243-21

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

DOWNNEY

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