

2931 E IMPERIAL HWY

LYNWOOD • CA 90262

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR SALE/LEASE
±2,226 SF INDUSTRIAL BUILDING
ON ±2,473 SF OF LAND

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY HIGHLIGHTS



Imperial Hwy
Frontage



Quick Access to
105 Fwy



Heavy Power

Located at 2931 E Imperial Hwy, Lynwood, CA, this 2,226 SF industrial building offers Imperial Highway frontage with quick access to the 105 Freeway. The property features 12' clear height, heavy power (200A, 240V, 3-phase), one restroom, and approximately 100 SF of office space, making it well suited for warehouse or light industrial use. Zoned C3, the property is available for lease or sale and provides excellent visibility along a major commercial corridor.

PROPERTY INFORMATION

Available SF	±2,226 SF
Prop Lot Size	±2,473 SF
Office Size	±100 SF
APN	6170-020-014
Zoning	C3
Year Built	1957
Construction Type	Framed
Yard	No
Restrooms	1
Clear Height	12'
DH/GL Doors	0 DH / 1 GL
Sprinklered	No
Power	A: 200 V: 240 Ø: 3 W: 3
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Gardena / North Compton

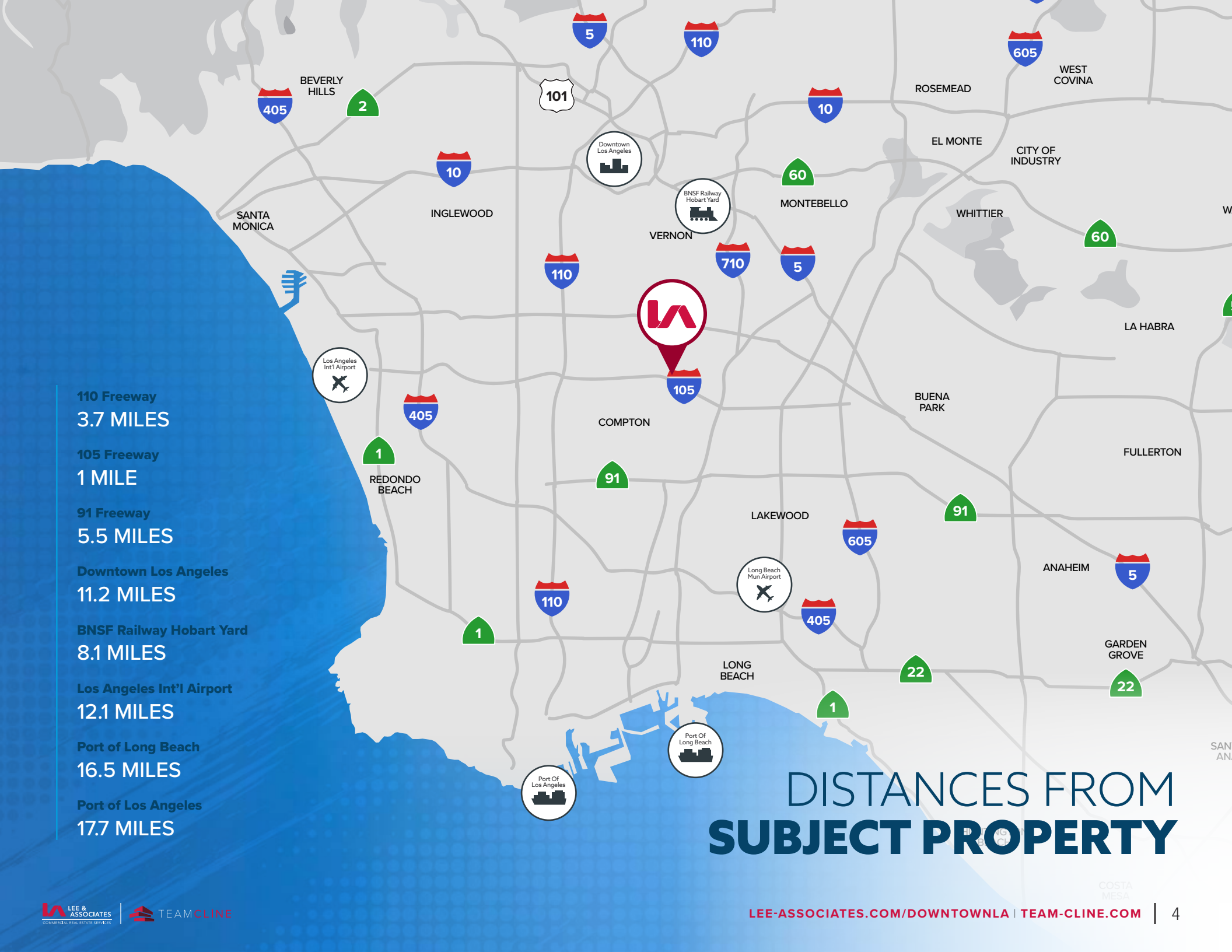
PROPERTY SITE PLAN



E IMPERIAL HWY



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.



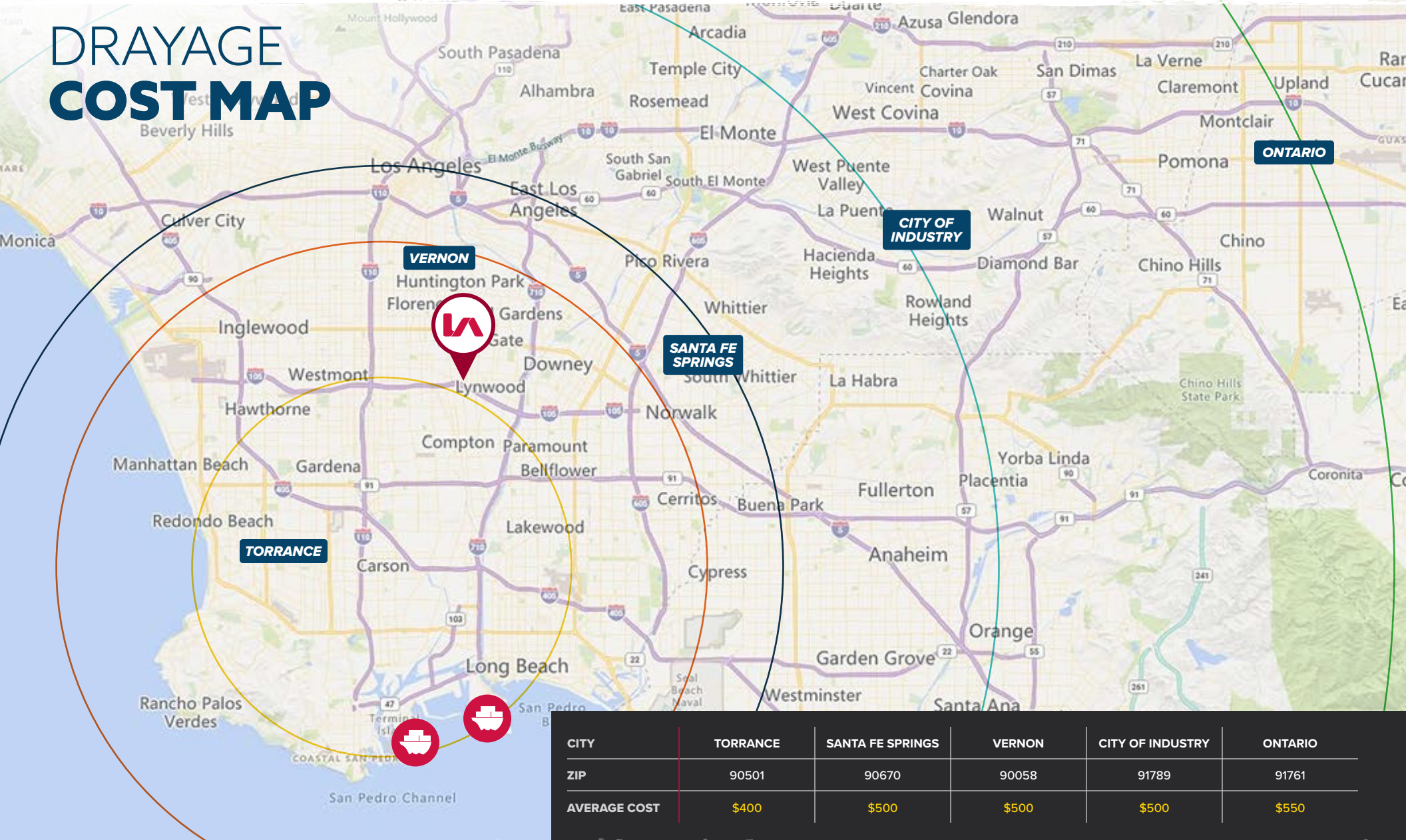
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.