

8615-8623

S BROADWAY

LOS ANGELES • CA 90003



W 87TH ST

W MANCHESTER BLVD

S BROADWAY



**±22,500 SF INDUSTRIAL BUILDING
ON ±15,015 SF OF LAND FOR SALE**

For More Information, Please Contact

Miles Solomon

Senior Vice President & Land Specialist
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323.922.3736
LIC NO 02099423





Located on a signalized corner just off the 110 Freeway, 8615-8623 S Broadway features a $\pm 22,500$ SF multi-story brick industrial building on $\pm 15,015$ SF of land. This historic structure includes a fenced yard, attached parking lot, ground-level loading, and benefits from strong street frontage along a high-traffic corridor. With immediate availability and C2 zoning within the South LA CPIO, this property offers significant upside for investors, owner-users, or adaptive reuse opportunities in a central infill location.



Multi-Story Historic
Brick Building



Attached
Parking Lot



Freeway
Adjacent



Busy
Street Frontage



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PROPERTY AERIAL

110 Freeway
0.14 MILES

105 Freeway
2.12 MILES

Downtown Los Angeles
6.68 MILES

Los Angeles Int'l Airport
6.80 MILES

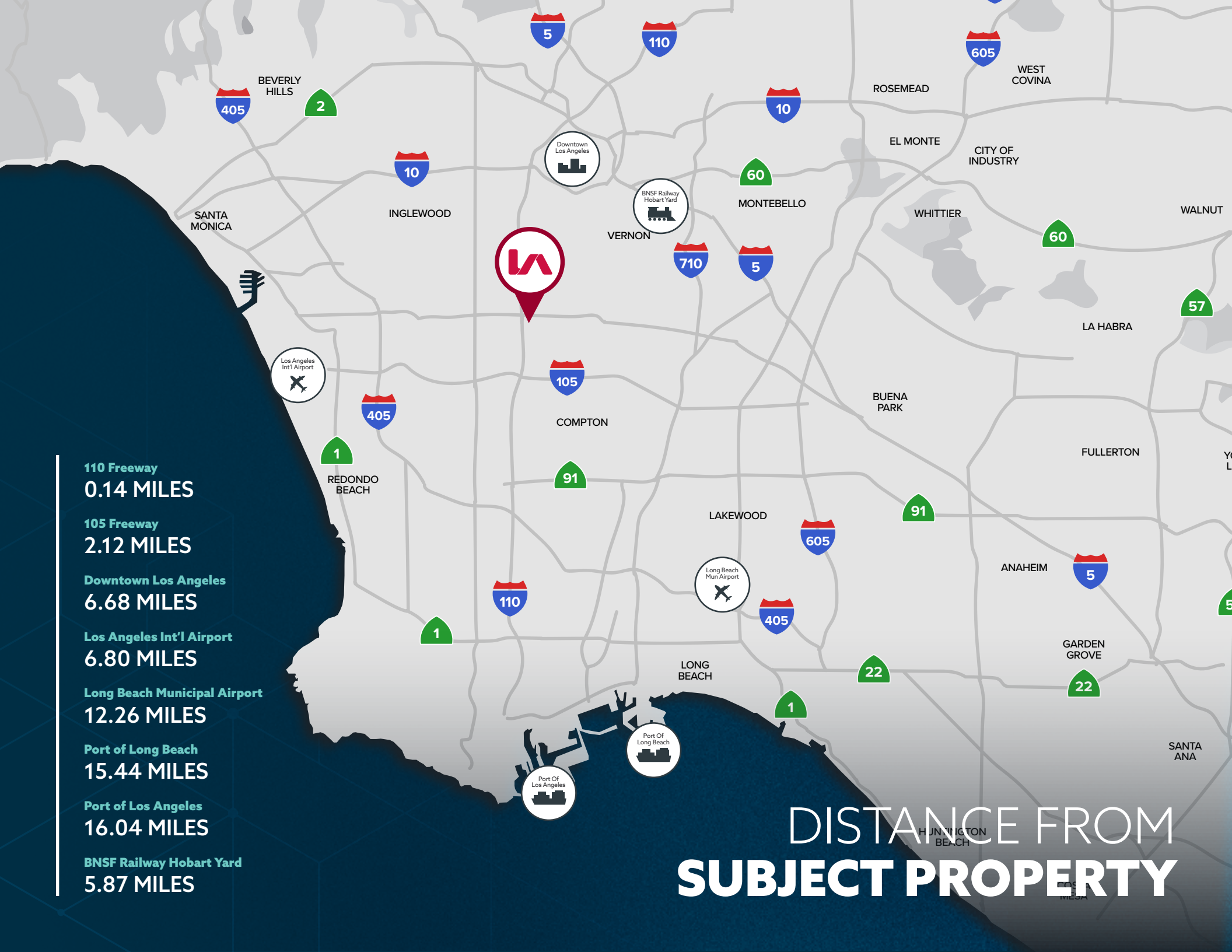
Long Beach Municipal Airport
12.26 MILES

Port of Long Beach
15.44 MILES

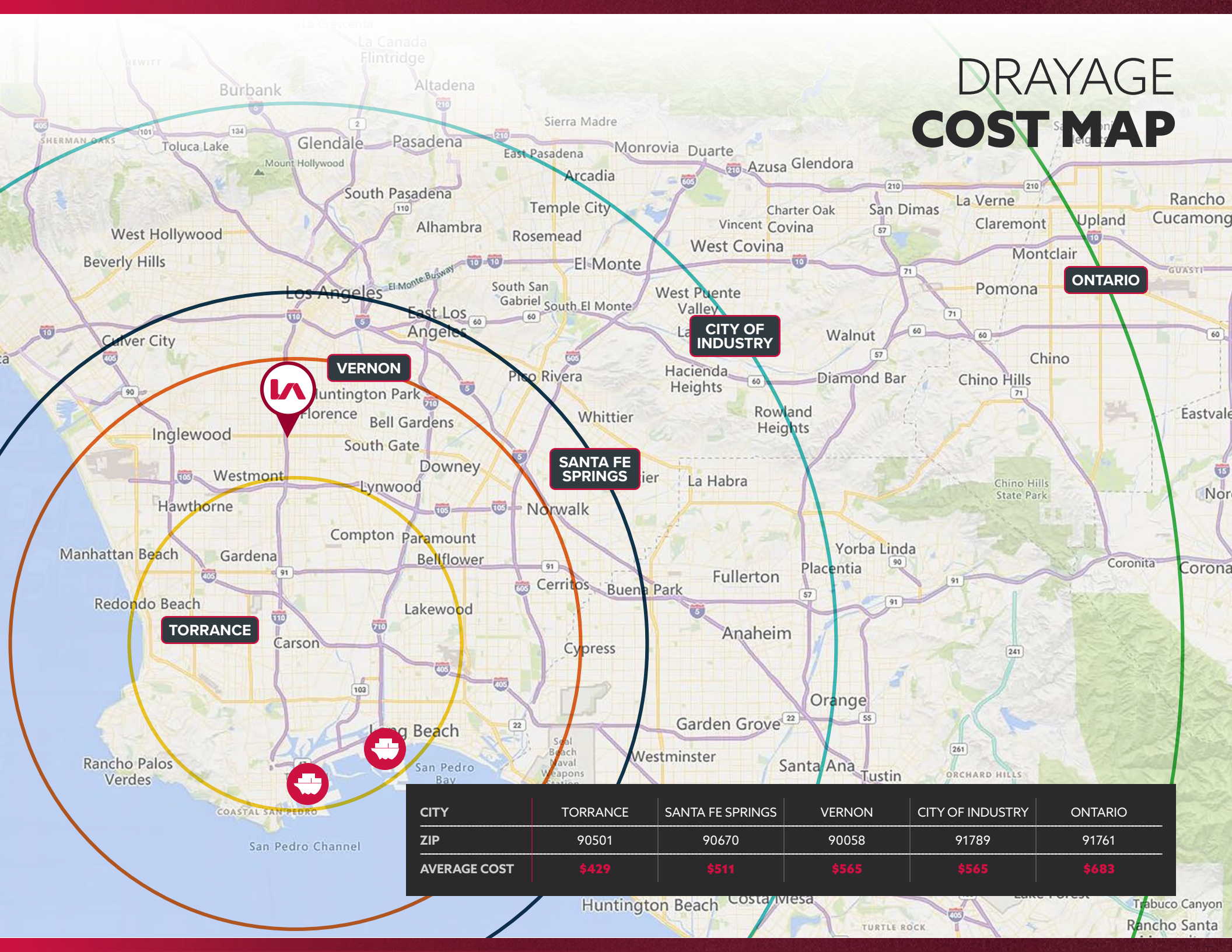
Port of Los Angeles
16.04 MILES

BNSF Railway Hobart Yard
5.87 MILES

DISTANCE FROM
SUBJECT PROPERTY



DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

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.