

8713

S BROADWAY

LOS ANGELES • CA 90003

W 88TH ST

W 87TH ST

S BROADWAY

**±13,020 SF INDUSTRIAL BUILDING ON
±15,751 SF OF LAND FOR SALE**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Distinct multi-story historic brick building located at S Broadway and W 87th Street, featuring 13,020 SF of space with an attached parking lot and excellent street visibility. Positioned freeway adjacent in a high-traffic corridor, the property is ideal for manufacturing, commercial, or creative reuse. A unique opportunity offering historic character, flexible zoning, and strong location appeal in South Los Angeles.



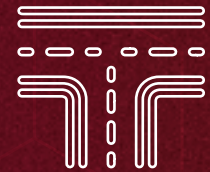
**Multi-Story
Historic Brick
Building**



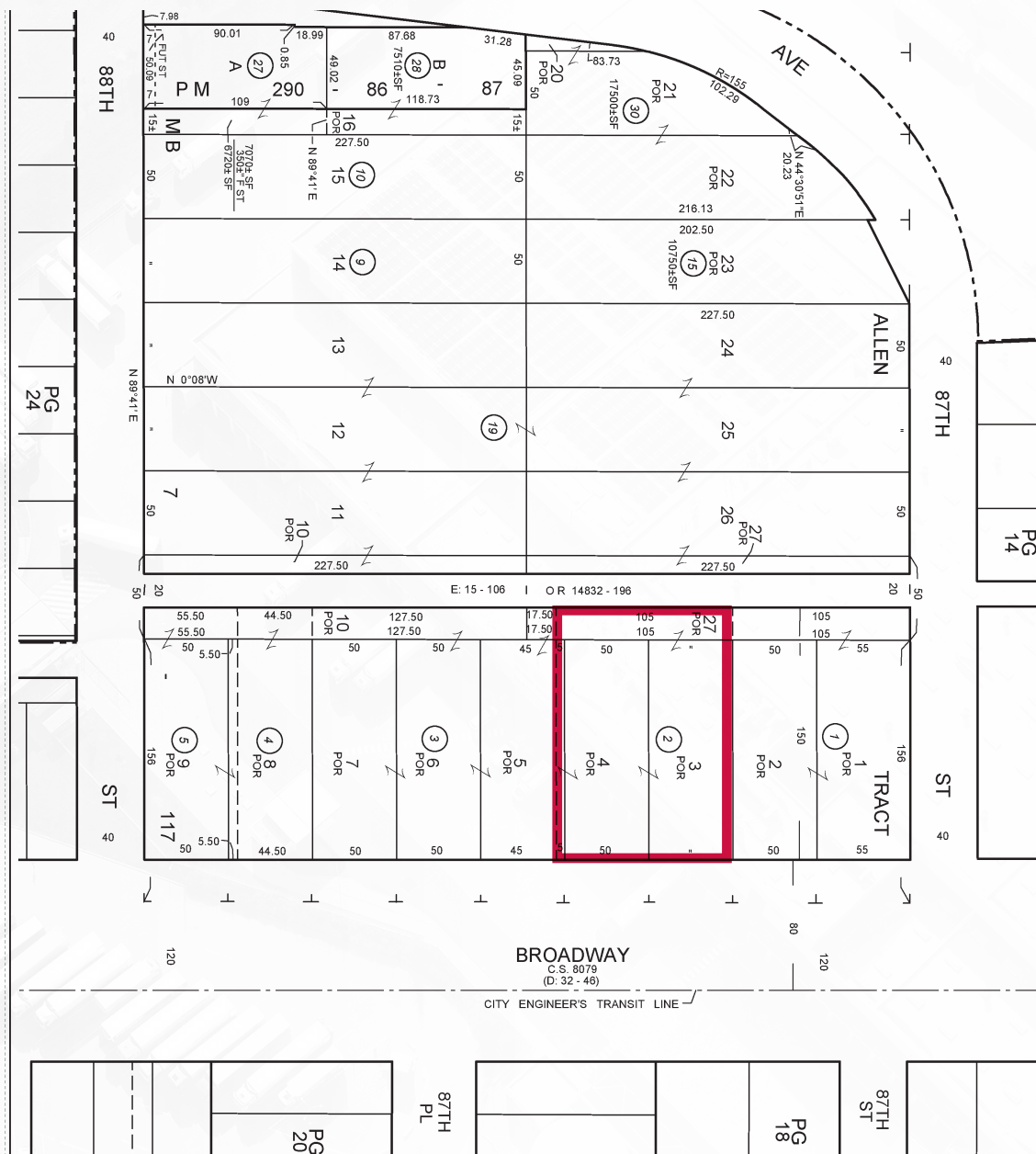
**Attached Parking
Lot**



Freeway Adjacent

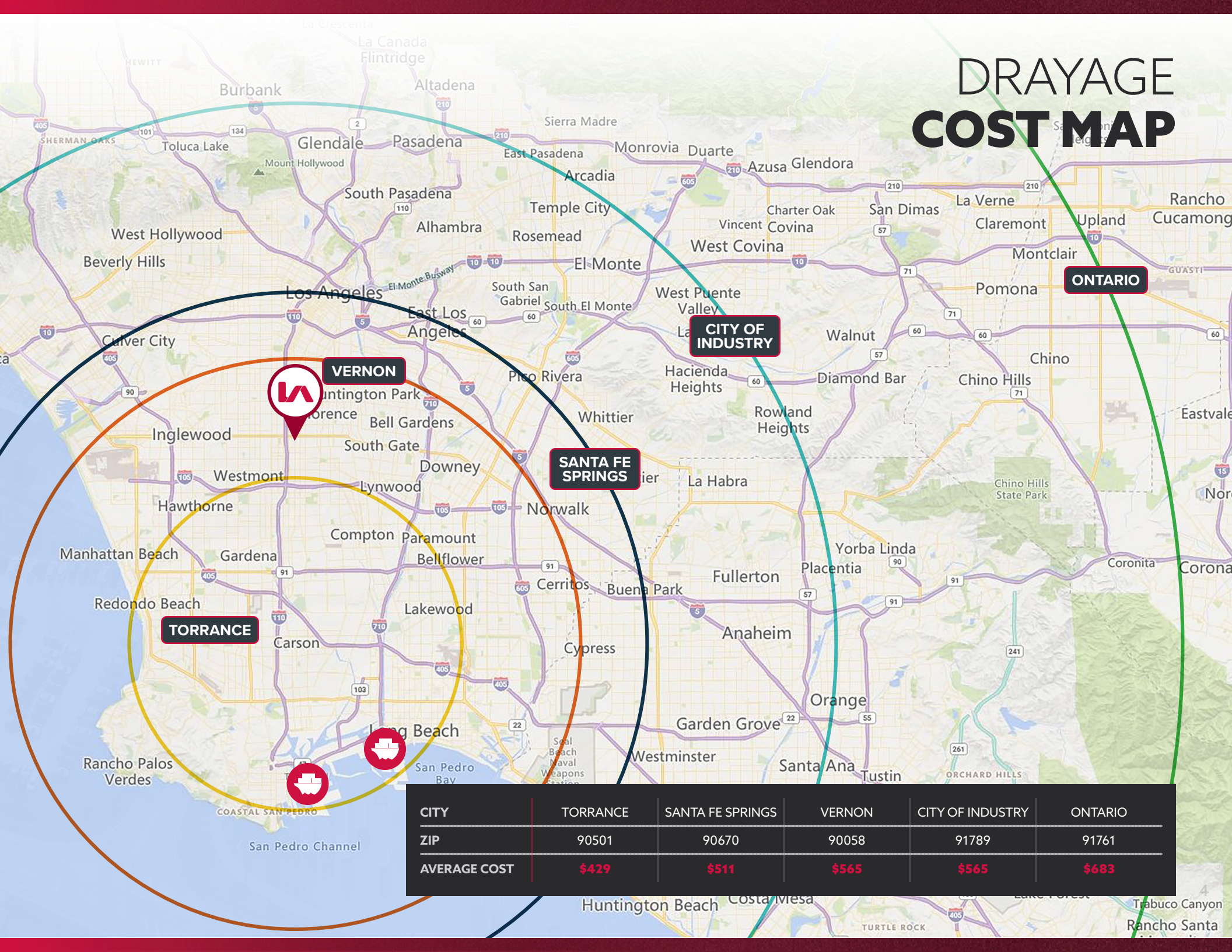


**Busy Street
Frontage**



PROPERTY INFORMATION	
Available SF	±13,020
Minimum SF	±157,715
Sprinklered	No
Prop Lot Size	0.36 AC / ±15,751
Yard	No
Included in Available	No
Possession Date	Now
Const Status/Year Blt	Existing / 1936
For Sale	Yes
Rail Service	No
Specific Use	Manufacturing
Warehouse AC	No
APN	6040-019-002

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

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.