707 E 62ND STREET

LOS ANGELES • CA 90001



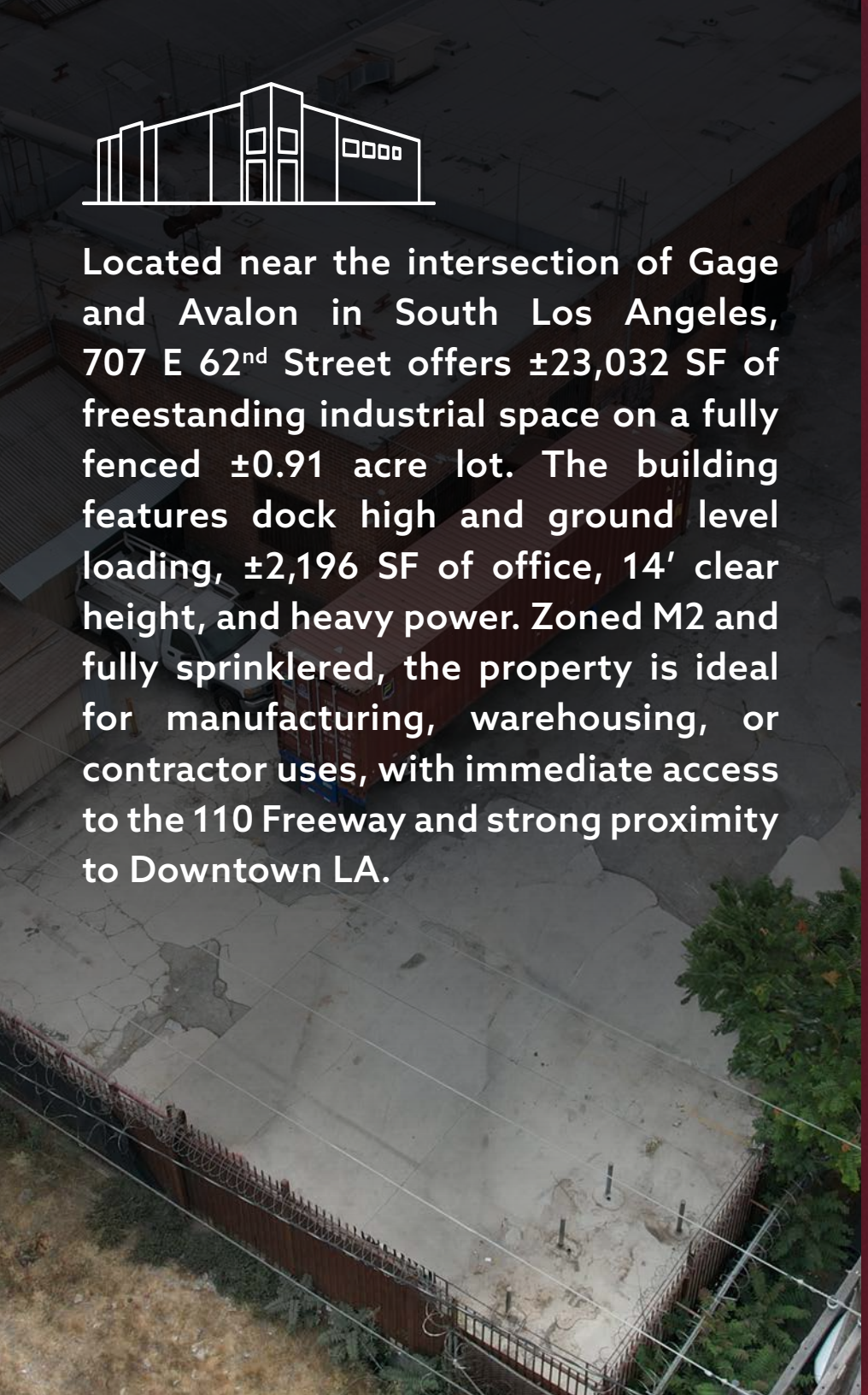
±23,032 SF INDUSTRIAL BUILDING ON ±39,602 SF LAND FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Located near the intersection of Gage and Avalon in South Los Angeles, 707 E 62nd Street offers ±23,032 SF of freestanding industrial space on a fully fenced ±0.91 acre lot. The building features dock high and ground level loading, ±2,196 SF of office, 14′ clear height, and heavy power. Zoned M2 and fully sprinklered, the property is ideal for manufacturing, warehousing, or contractor uses, with immediate access to the 110 Freeway and strong proximity to Downtown LA.

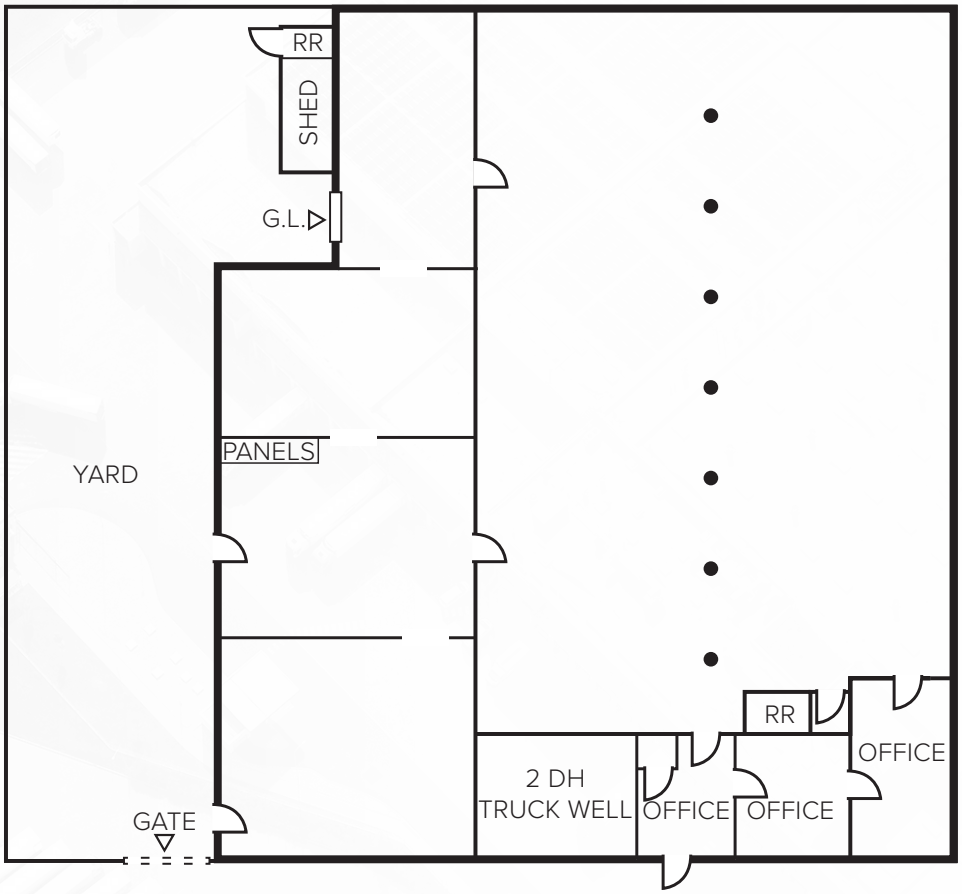
PROPERTY HIGHLIGHTS

- Dock High & Ground Level Loading
- Heavy Electric
- M-2 Zone
- Gage/Avalon Location
- 1 Mile to 110 Fwy

PROPERTY INFORMATION

Available SF	±23,032 SF
Prop Lot Size	±39,602 SF / ±0.91 Ac
Office Size	±2,196 SF (4)
APN	6007 -009-023
Zoning	M2
Year Built	1946
Construction Type	Brick
Yard	Fenced & Paved
Restrooms	3
Clear Height	14'
GL Doors	1
DH Doors	2
Sprinklered	Yes
Power	A: 600 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	No
Market/Submarket	LA Central

PROPERTY SITE PLAN



E 62ND ST

N

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify









PROPERTY PHOTOS



110 Freeway
1.10 MILES

10 Freeway
3.11 MILES

Downtown Los Angeles
4.62 MILES

Port of Long Beach
16.54 MILES

Port of Los Angeles
17.03 MILES

Los Angeles Int'l Airport
8.06 MILES

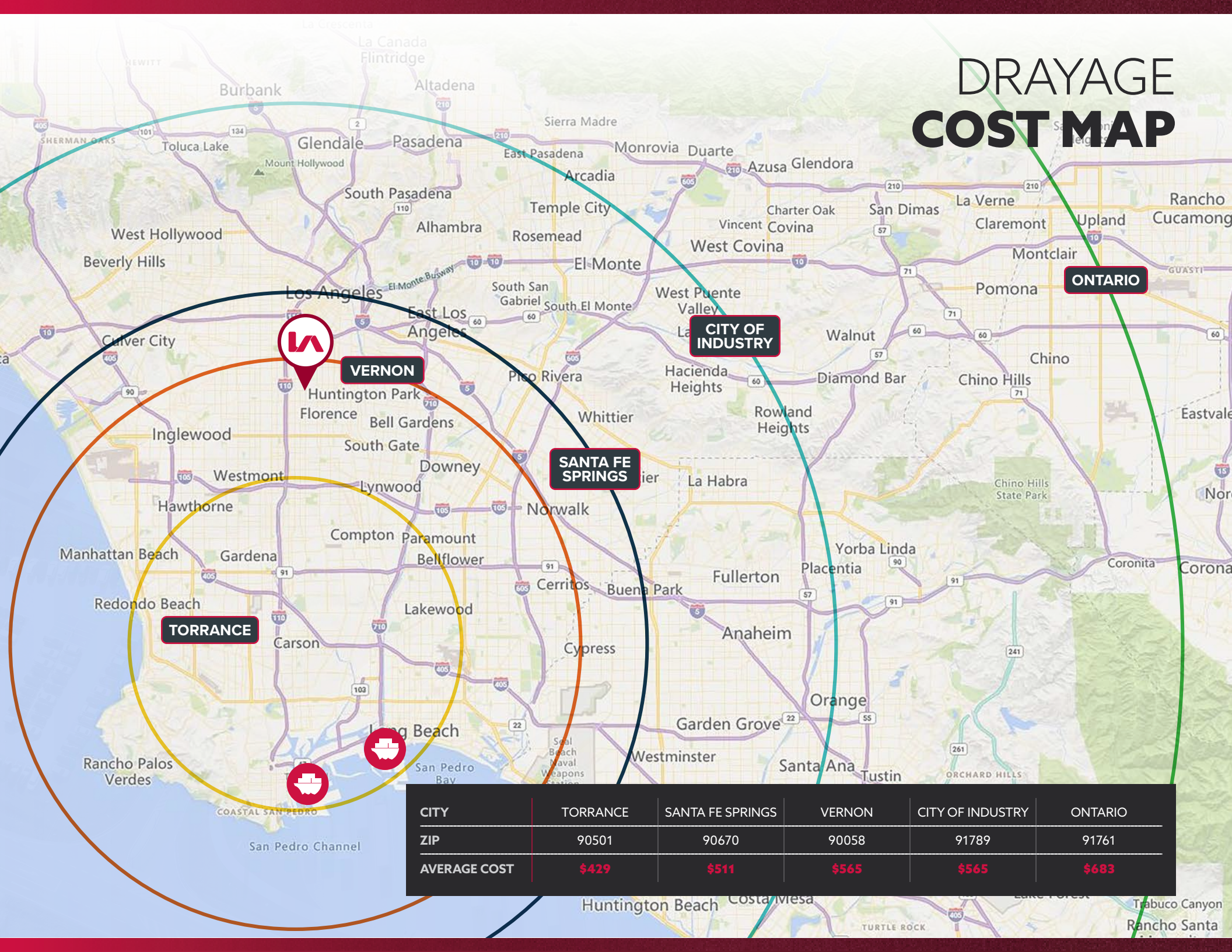
BNSF Railway Hobart Yard
4.21 MILES

City of Industry - Union Pacific Rail Line
21.92 MILES

Ontario Int'l Airport
38.27 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



707 E 62ND STREET

LOS ANGELES • CA 90001

For More Information, Please Contact

David Cox
Associate
dcox@lee-associates.com
760.571.4827
LIC NO 02130657

Doug Cline
Senior Vice President
dcline@lee-associates.com
213.324.2957
LIC NO 01142005

Jack R. Cline, Jr.
President
jcline@lee-associates.com
213.590.3512
LIC NO 00854279

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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.