

1655 E SLAUSON AVE 5743 LONG BEACH AVE

LOS ANGELES • CA 90011

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR SALE

**±5,100 SF INDUSTRIAL BUILDING
ON ±10,594 SF OF LAND**

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1201 N Main St

Los Angeles, CA 90012

3535 Inland Empire Blvd

Ontario, CA 91764

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



Free Standing Building
w/ Adjacent Yard



Heavy
Power



Located Along
The Slauson Corridor

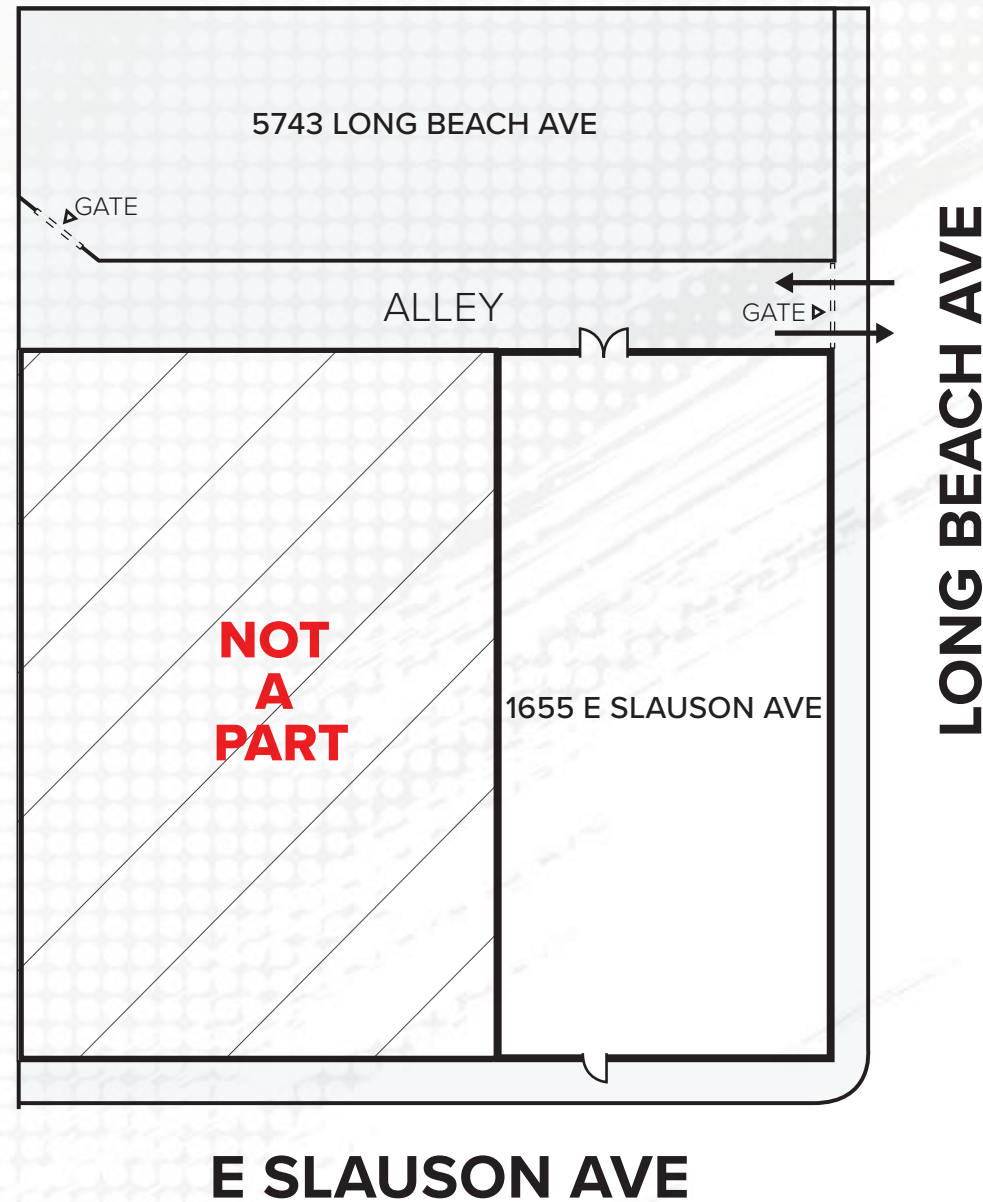


1655 E Slauson Ave & 5743 Long Beach Ave, Los Angeles, CA is a 5,100 SF free-standing manufacturing building with an adjacent fenced yard, offered for \$950,000 (\$186.27/SF). Built in 1947, the masonry facility features heavy power (600A/240V), 10'–22' clear height, 300 SF office, and sits on a 0.24-acre lot along the Slauson Corridor. The property is vacant, zoned CM, and available for owner-user or investment.

PROPERTY INFORMATION

Available SF	±5,100 SF
Prop Lot Size	±10,594 SF
Office Size	±300 SF
APN	5105-020-013
Zoning	CM
Year Built	1947
Construction Type	Masonry
Yard	Fenced
Restrooms	2
Clear Height	10'-22'
DH/GL Doors	0 DH / 1 GL
Sprinklered	No
Power	A: 600 V: 240 Ø: 3 W: 3
Possession Date	COE
Vacant	Yes
Market/Submarket	Outlying Los Angeles

PROPERTY SITE PLAN



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110 Freeway
2.9 MILES

105 Freeway
4.7 MILES

91 Freeway
10.2 MILES

Downtown Los Angeles
5.9 MILES

BNSF Railway Hobart Yard
5.5 MILES

Los Angeles Int'l Airport
15 MILES

Port of Long Beach
22.2 MILES

Port of Los Angeles
20.3 MILES

DISTANCES FROM SUBJECT PROPERTY

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.