

INDUSTRIAL PROPERTY FOR SALE

9,700± SF Building on 7,870± SF of Land

Prime Huntington Park Location Just West of Pacific Blvd

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM





**INDUSTRIAL
BUILDING**



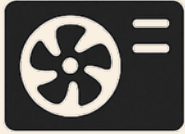
**BOW TRUSS
CEILING**



SKYLIGHTS



**LOADING
DOORS**



HVAC



**OFFICE
SPACE**



**200 AMPS
POWER**



SPRINKLERS

Building Area	9,750± SF
Warehouse Area	7,700± SF
Office Area	2,050± SF
Land Area	7,870± SF
Construction	Masonry
Year Built	1924 (Newly Renovated)
Warehouse Clearance Height	12' to Beams
Power	200A/120-240V/3Ph 3W
Ground Level Loading Doors	2: 8x10 & 10x10
HVAC	Two 10-Ton One 5-Ton Two 4-Ton Units
Sprinkered	Wet
Parking	Street
Zone	HPCG
APN	6320-015-017

2521 RANDOLPH STREET HUNTINGTON PARK, CA 90255

Property Highlights

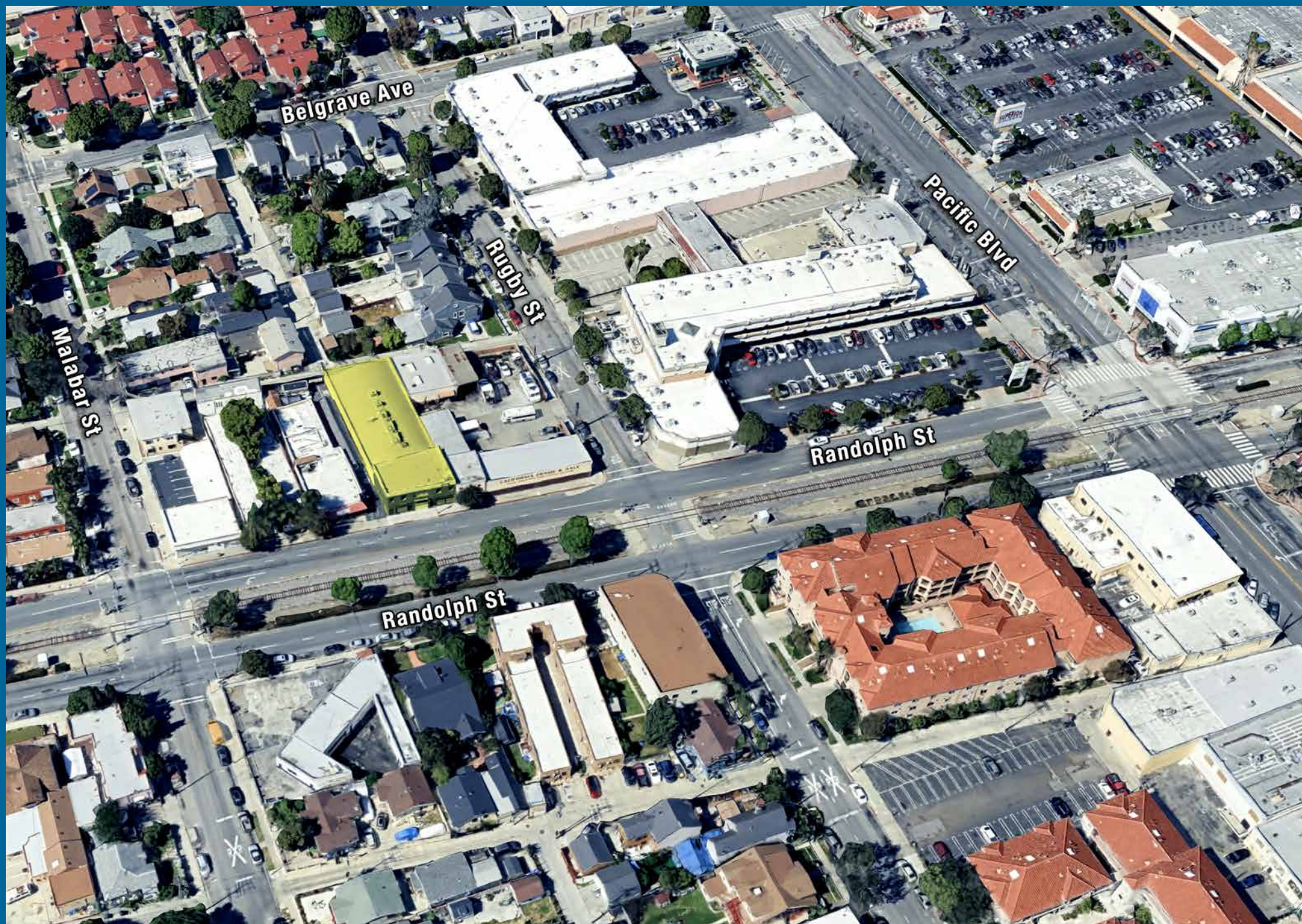
- Bow truss warehouse facility
- Brick construction with lots of character
- Newly renovated offices
- Clear span with 12' clearance under beams
- 3 HVAC units
- Light and bright!
- Great Huntington Park location 1½ blocks west of Pacific Boulevard
- Adjacent to City of Vernon
- 3.2 miles south of Downtown Los Angeles
- Easy access to 110, I-10 and 710 freeways

ASKING PRICE: \$1,800,000
(\$184.62 PER SF)

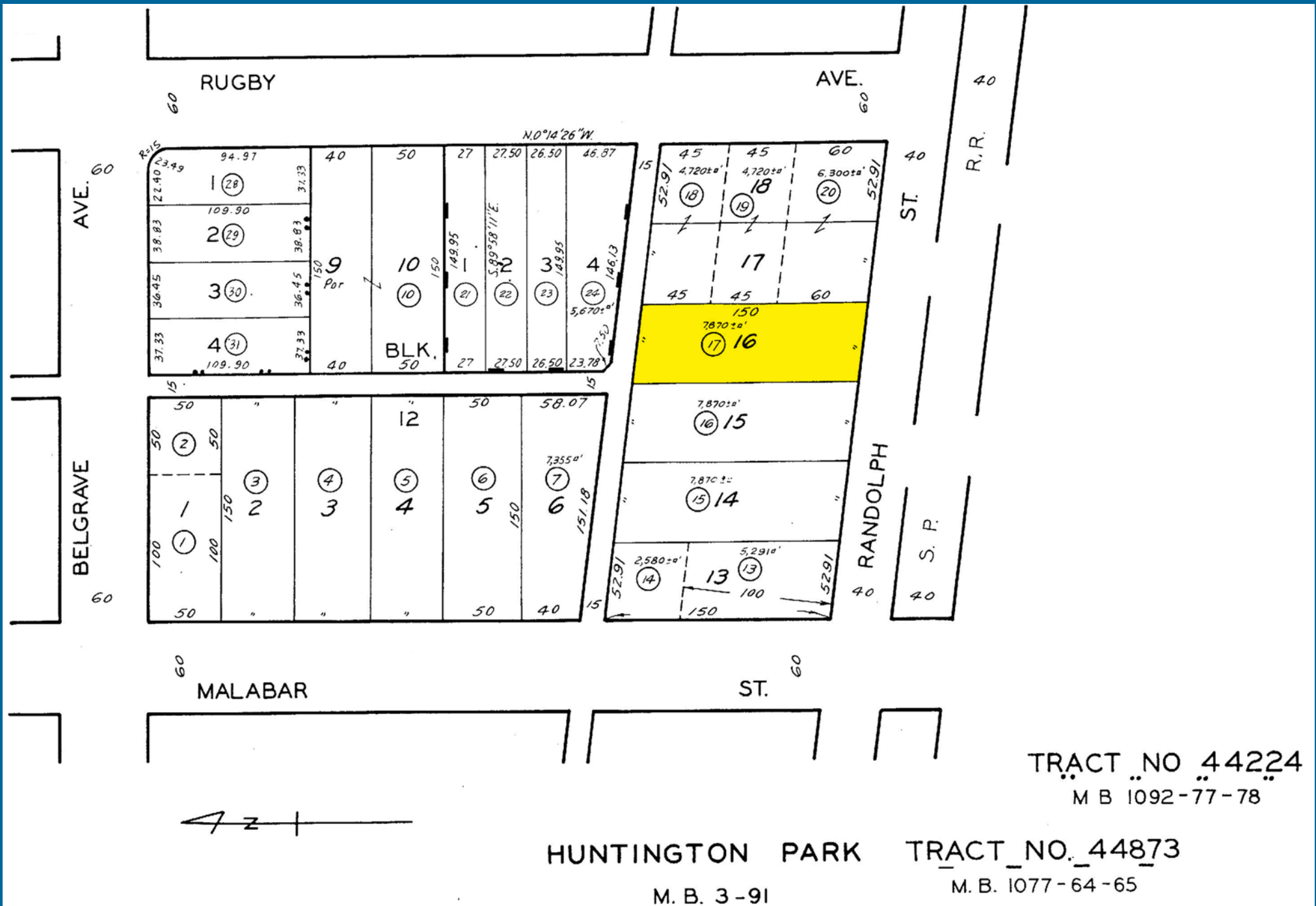




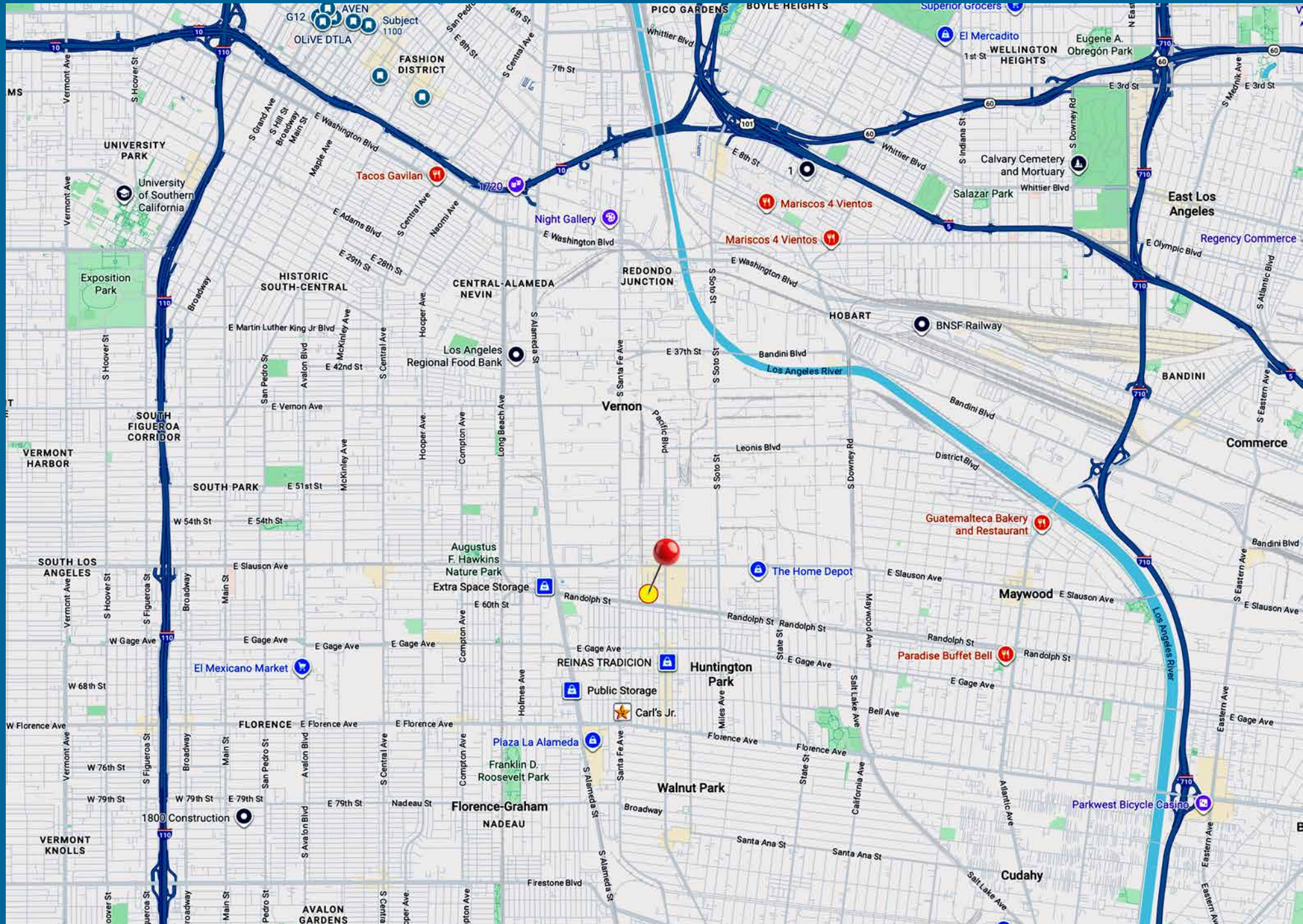
AERIAL PHOTO



PLAT MAP

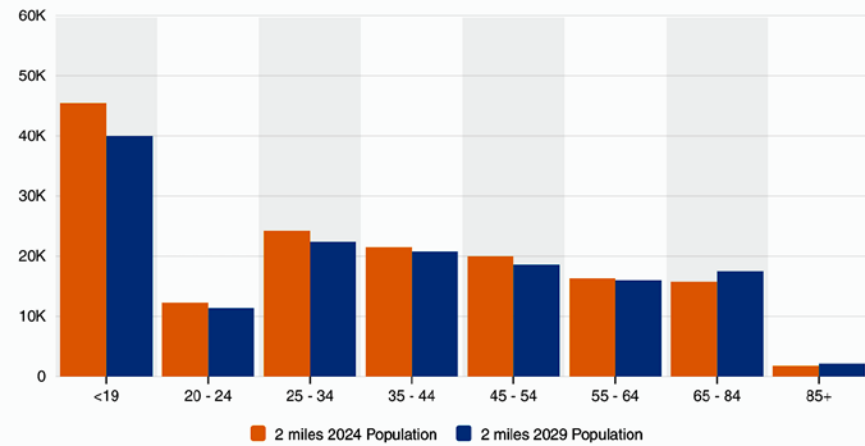


AREA MAP

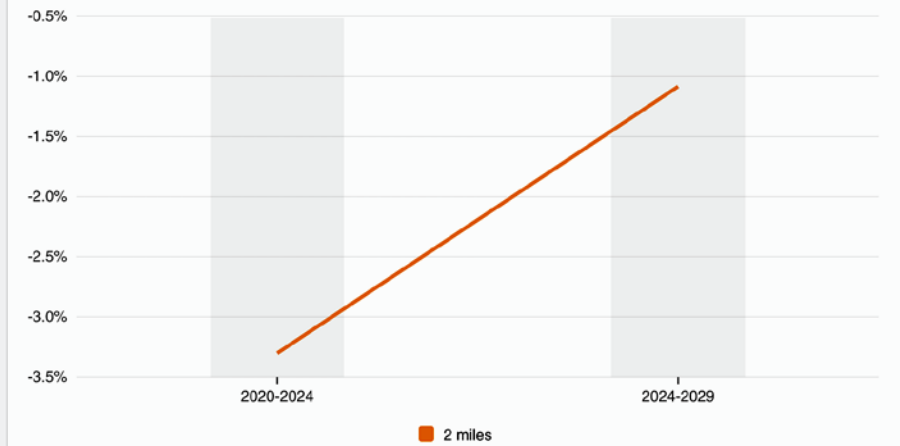


HUNTINGTON PARK DEMOGRAPHICS

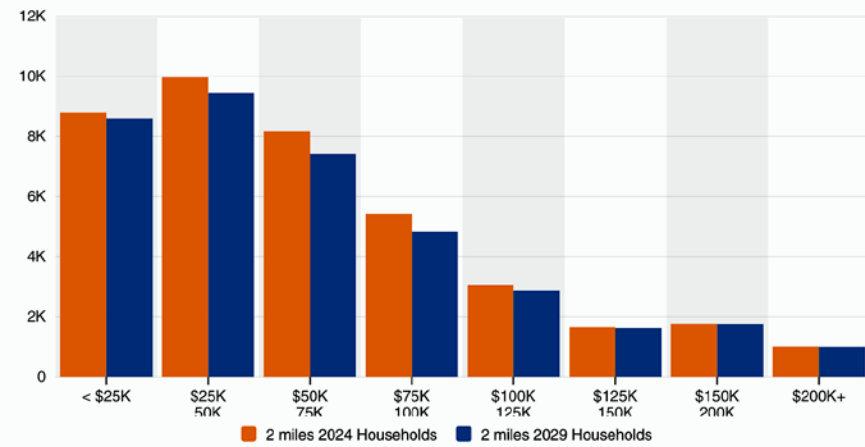
Population By Age



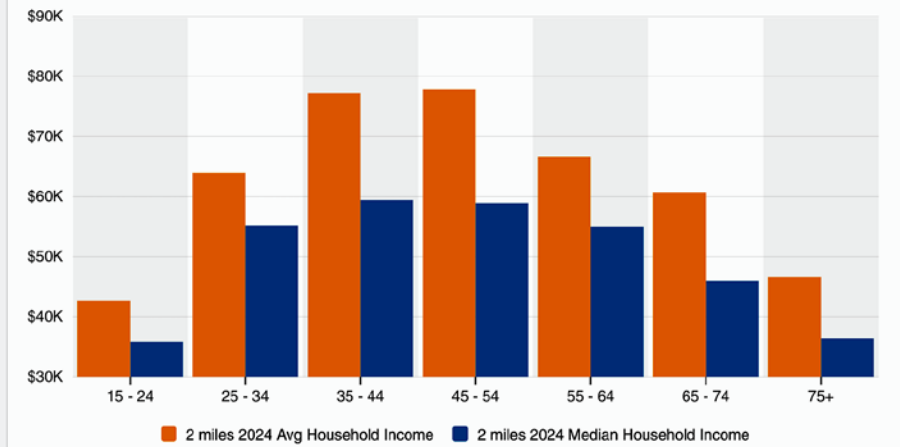
Annual Population Growth



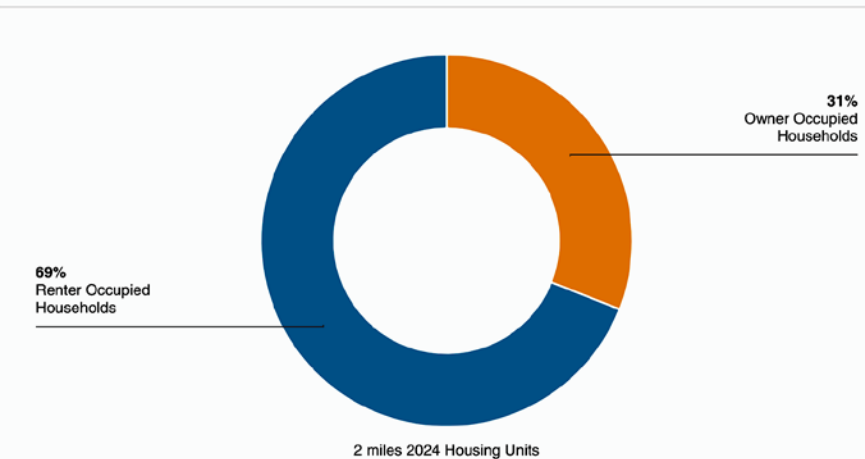
Household Income



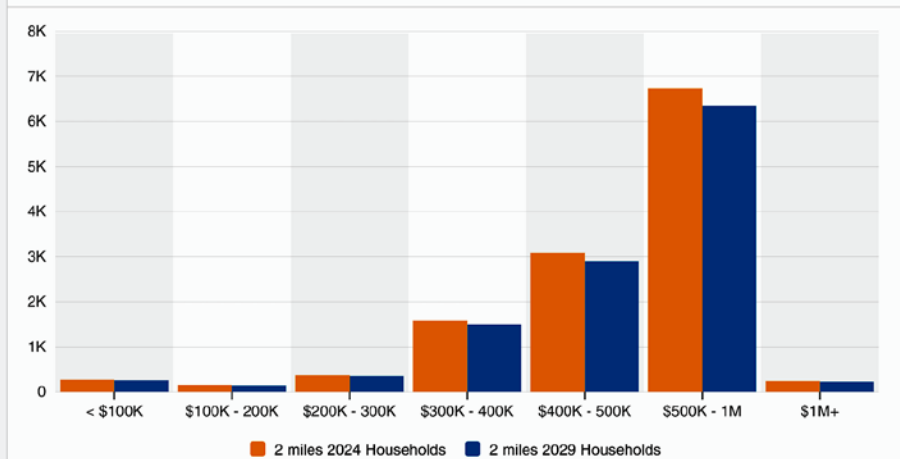
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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9,700± SF Industrial Building
7,870± SF of Land

Prime Huntington Park Location

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