

FOR LEASE

- IDEAL FOR LOGISTICS, WAREHOUSING, OR MANUFACTURING
- AVAILABLE FOR IMMEDIATE OCCUPANCY

MAJOR PROPERTIES

REAL ESTATE
Commercial • Industrial

8730
CROCKER
STREET

≈49,399 SF
\$1.10/SF NNN (~\$0.19 NETS)

INDUSTRIAL BUILDING

Delivered vacant and featuring modern warehouse design with $\pm 10,000$ SF mezzanine space

M2 Zoning in South Los Angeles — Allows for a wide range of industrial uses including warehousing, logistics, and manufacturing

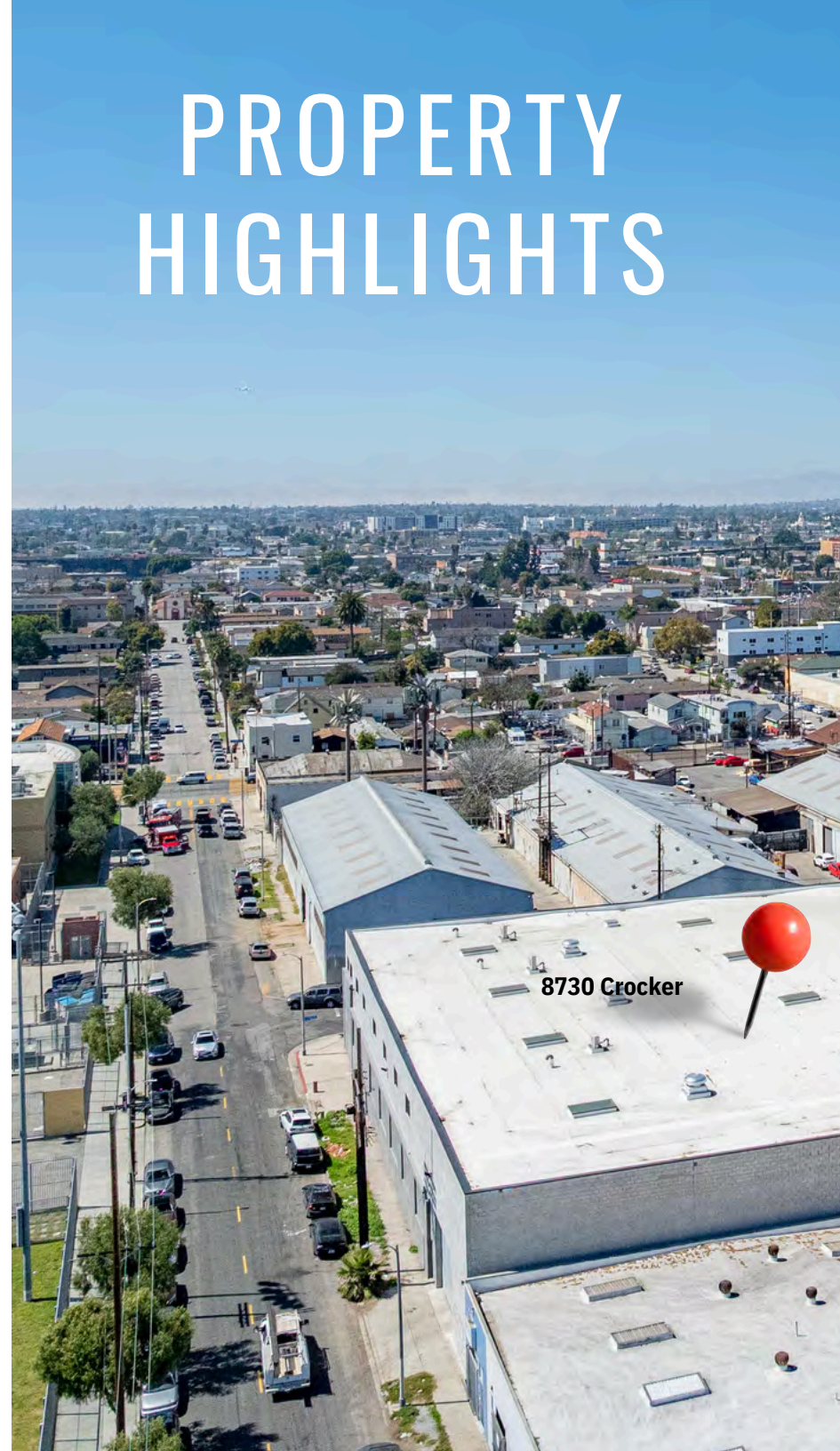
High-Clearance Warehouse — 30' clear height with efficient column spacing ideal for racking, storage, or distribution operations

Five Loading Docks — Functional loading design supports seamless logistics and goods movement

Heavy Power Infrastructure — Equipped with 400 amps, 3-phase, 4-wire power to support manufacturing or high-load tenants

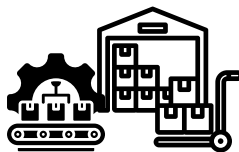
Exceptional Accessibility — Immediate access to I-110 and I-105, with proximity to I-10 and major freight corridors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

8730 Crocker St., Los Angeles, CA 90003



**Manufacturing or
Warehousing uses
allowed**



**Brand New
Building**



**Multiple Loading
Docks**

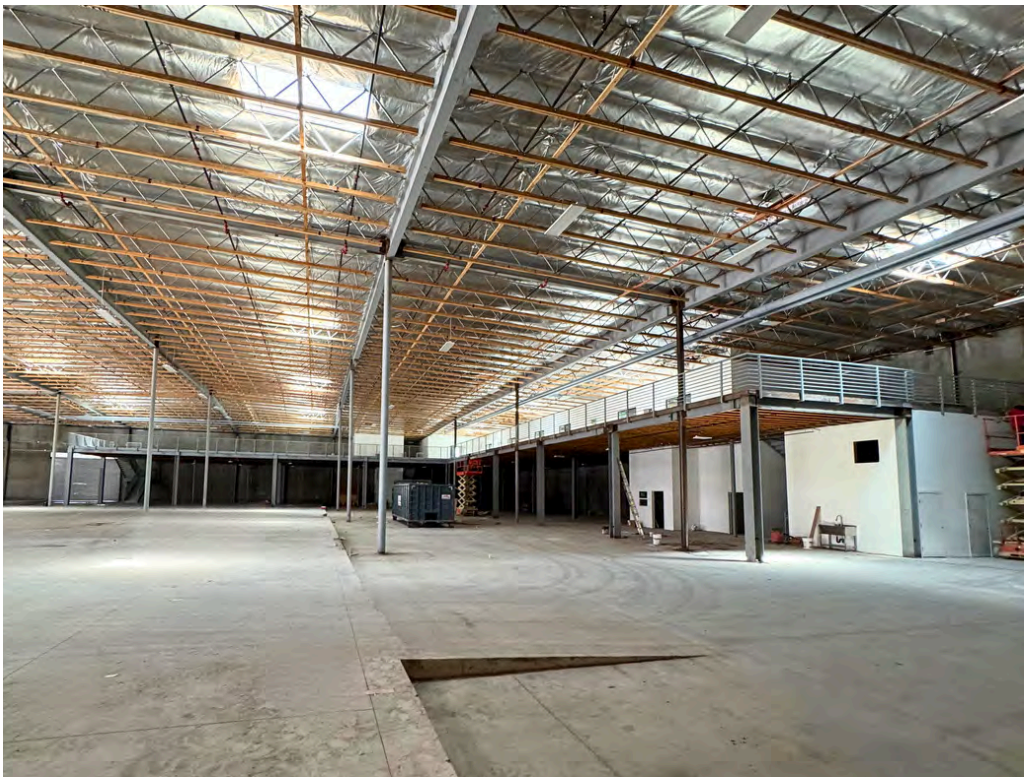
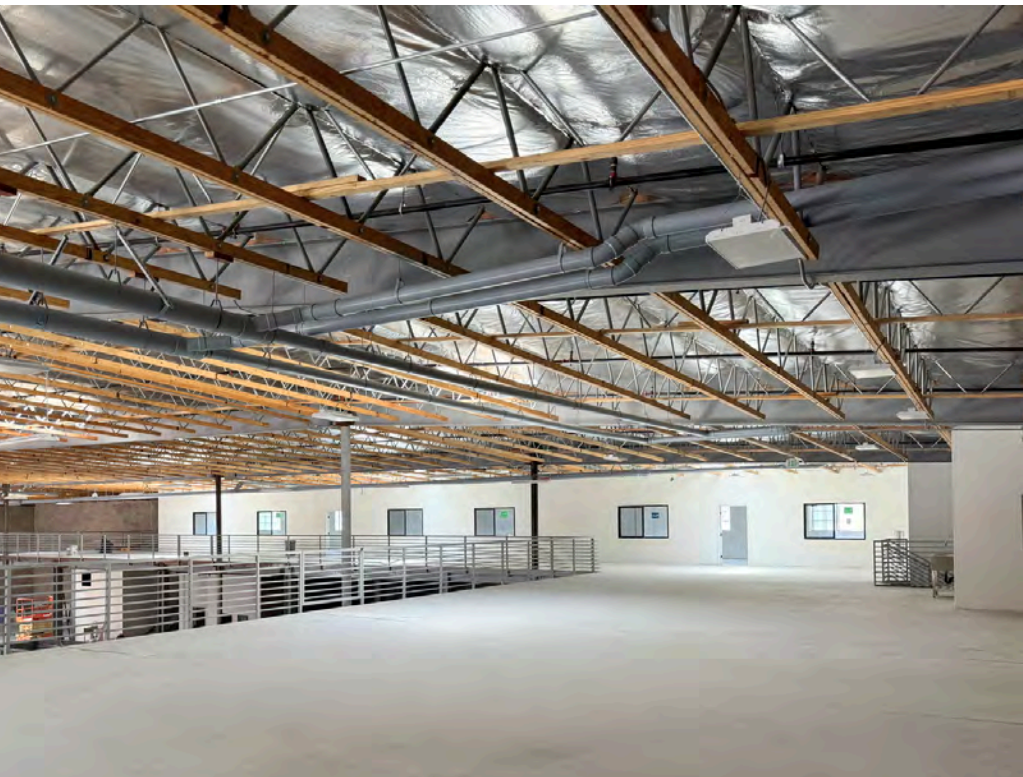
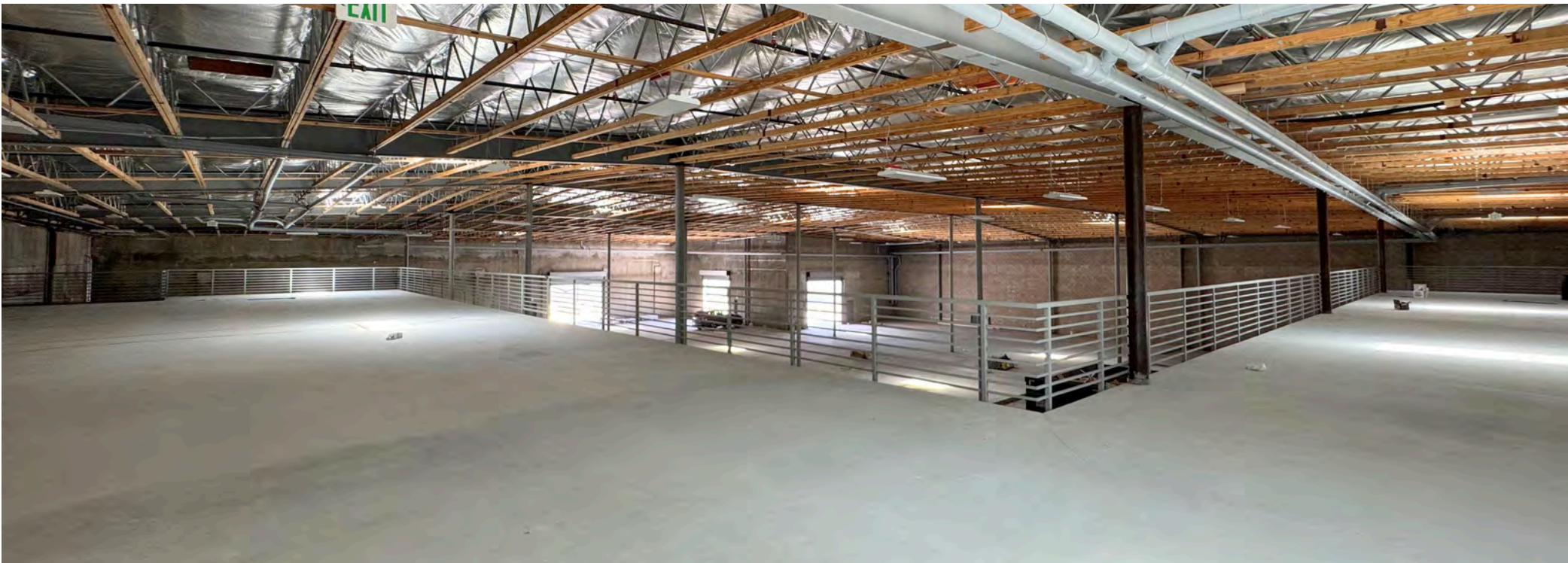


Ample Parking

Available Space	Option 1: ±49,399 SF Industrial Building Option 2: ±39,399 SF Ground Floor <ul style="list-style-type: none">±10,000 SF Mezzanine
Office Buildout	<ul style="list-style-type: none">Downstairs: 2 private offices, breakroom, 2 restrooms (Men/Women), No A/CUpstairs: 4+ offices, HVAC, 2 restrooms (Men/Women)
Asking Price	\$13,950,000 (\$282PER SF)
Frontage	Crocker St
Tenancy	Single
Parking	23 Surface
Stories	1
Clear Height	30' (14' under mezzanine)
Docks	4 ground level & 1 dock high loading
Power	400 Amps, 3-Phase, 4-Wire
Sprinklered	Yes (Call broker for details)
Construction	Masonry
Year Built	2024
Zoning	M2
APN	6041-018-020





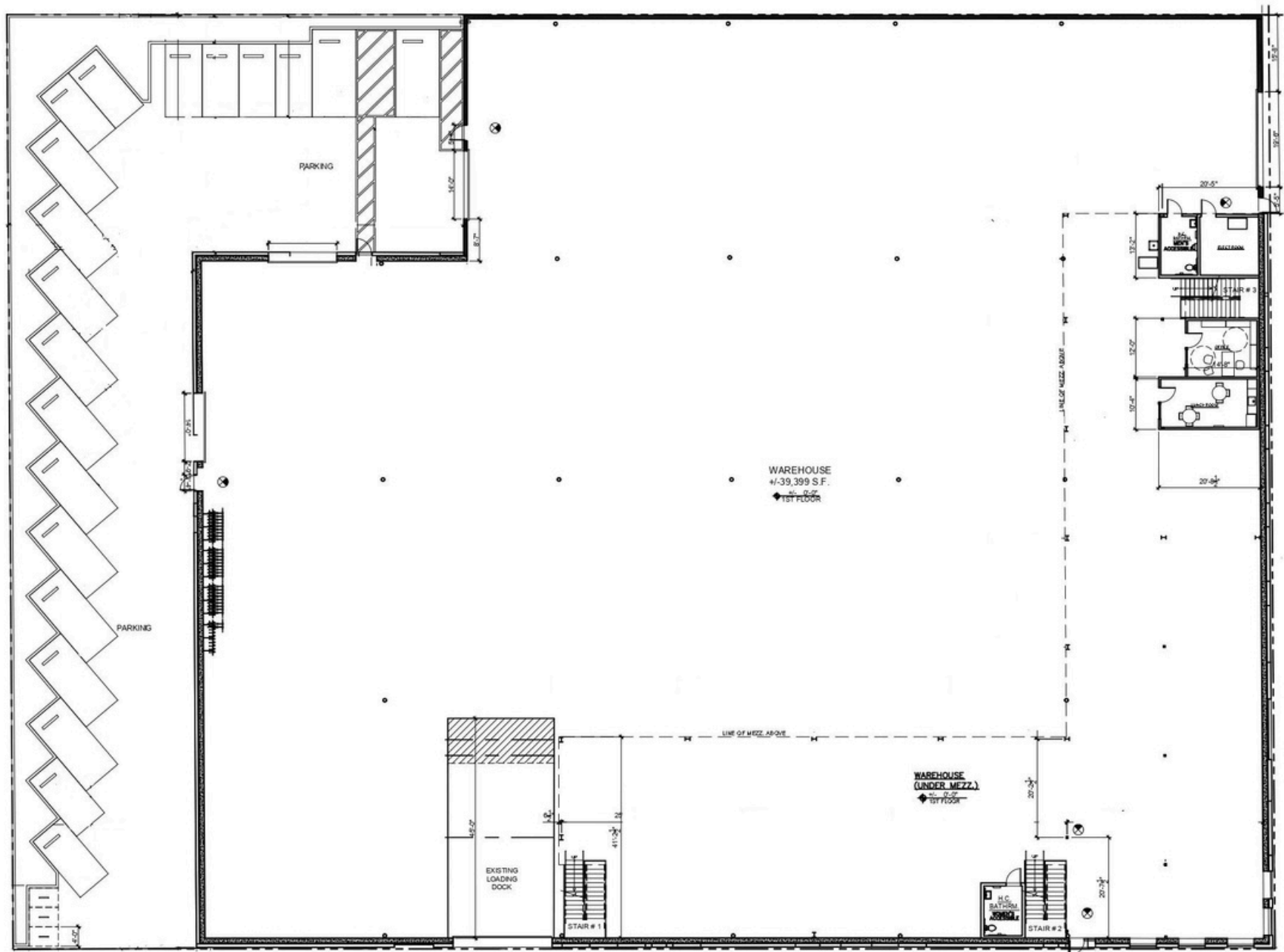






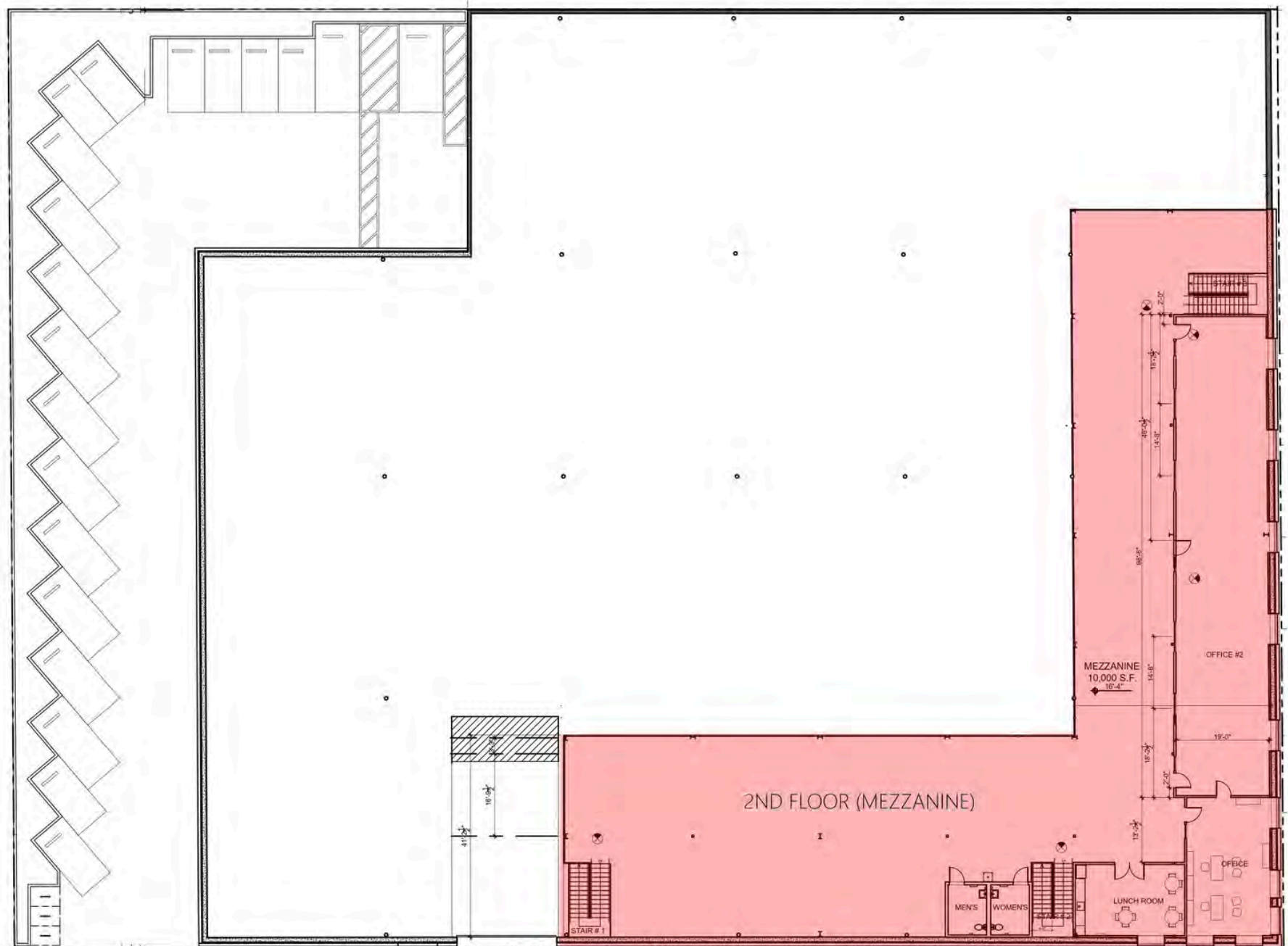
FLOOR PLAN

FIRST FLOOR

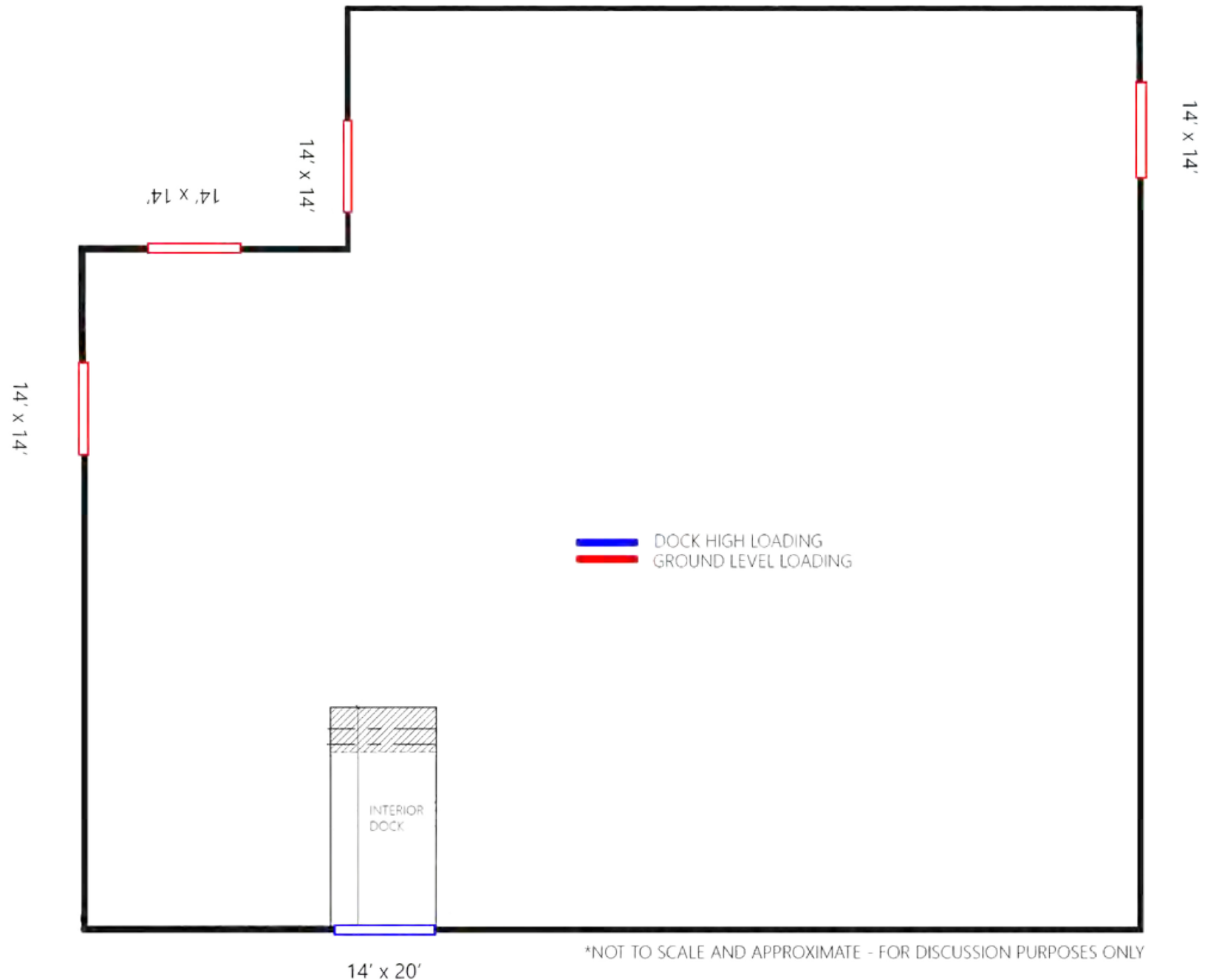


FLOOR PLAN

SECOND FLOOR

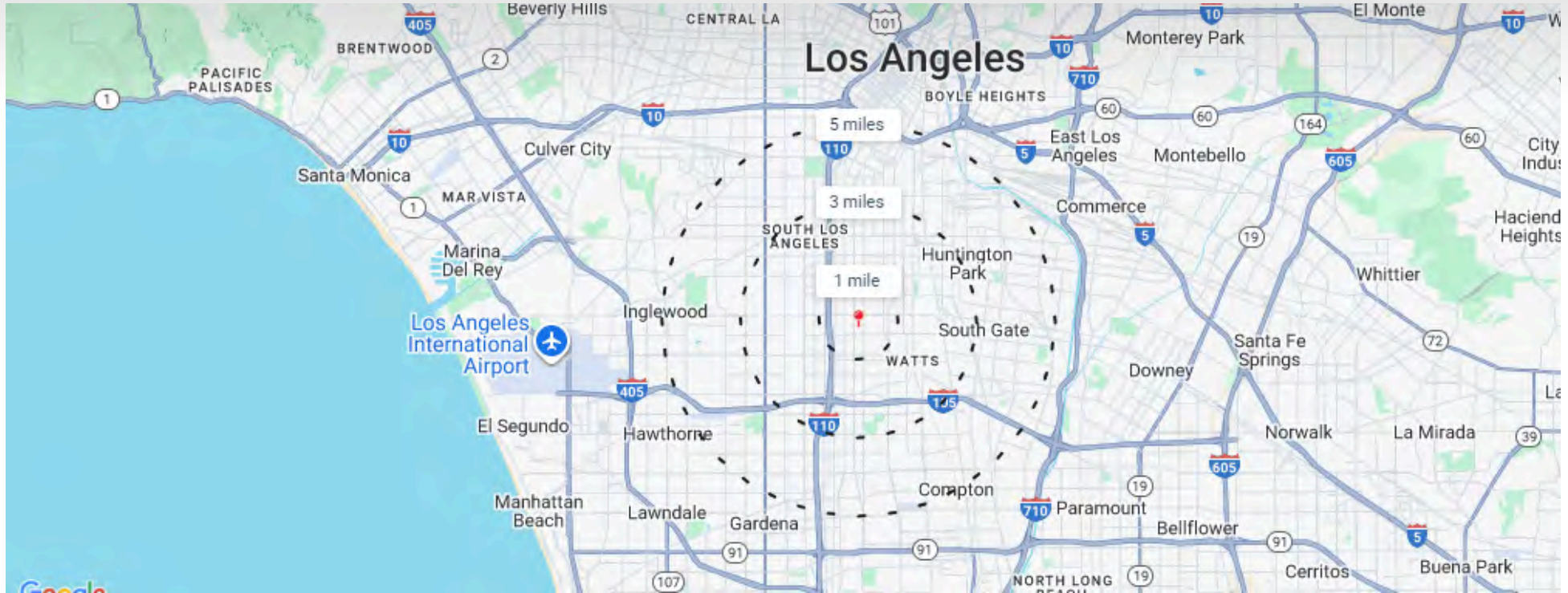


LOADING DOCKS LAYOUT



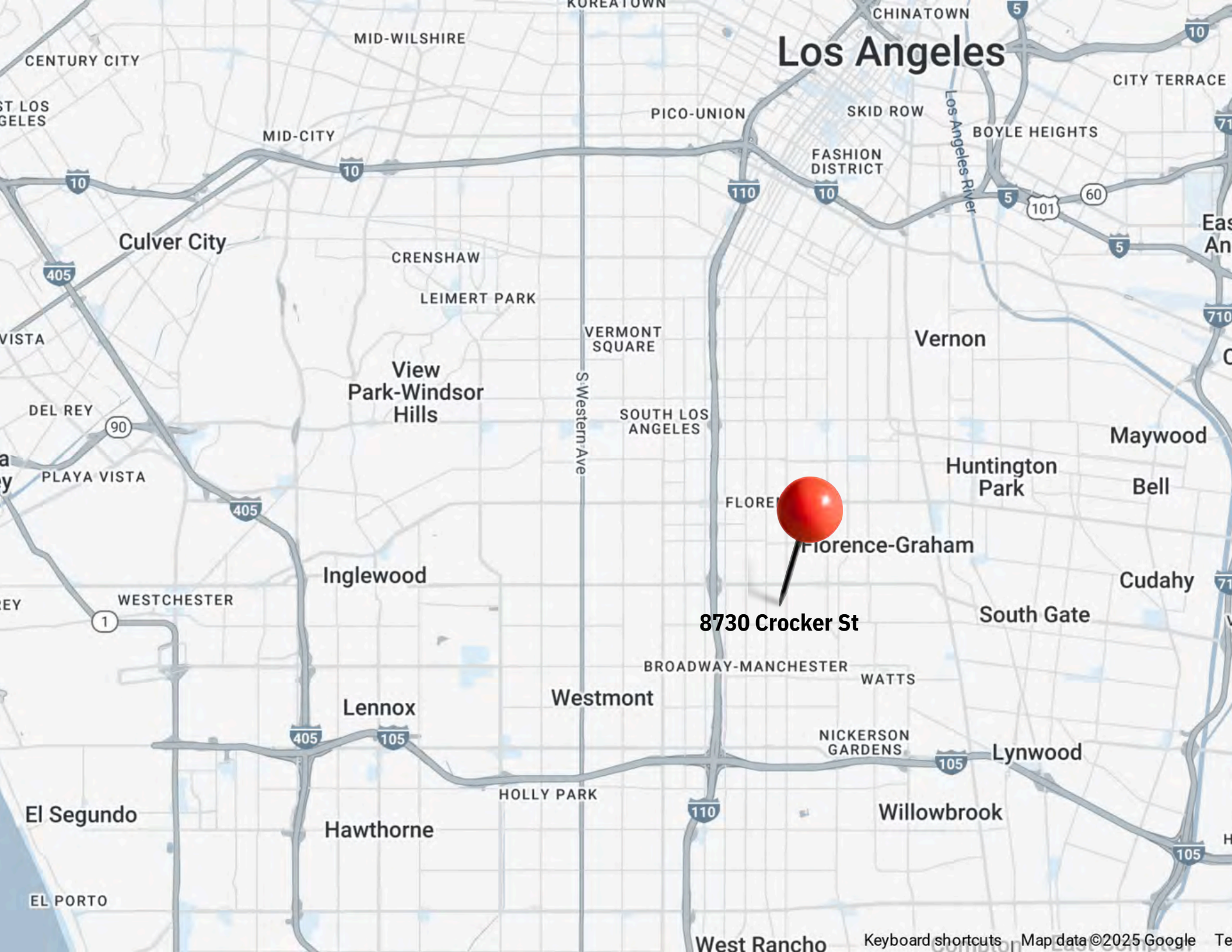
*NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

GREAT FREEWAY ACCESS



Key Access & Distance Table

DESTINATION	DISTANCE	APPROX. DRIVE TIME
Interstate-110 (Harbor Freeway)	~1.3 miles	~5 minutes
Interstate-105 (Century Freeway)	~2.5 miles	~8 minutes
Downtown Los Angeles	~8.5 miles	~15 minutes
Los Angeles International Airport (LAX)	~9.2 miles	~17 minutes
Port of Long Beach	~18.8 miles	~26 minutes



Los Angeles

8730 Crocker St

**FOR MORE INFORMATION REGARDING THIS
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