

# SALE

**MODERN 30' CLEAR WAREHOUSE  
OWNER-USER OPPORTUNITY**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

**8730  
CROCKER  
STREET**

**≈49,399 SF  
INDUSTRIAL  
BUILDING**



# EXECUTIVE SUMMARY

**8730 Crocker St., Los Angeles, CA 90003**  
**For Sale | ±49,399 SF Building on ±49,350SF Lot**

8730 Crocker Street is ±49,399 SF industrial facility with ±10,000 SF of mezzanine space, strategically located in South Los Angeles with immediate access to I-110, I-105, and Downtown LA. Situated on ±49,350 SF of land and zoned M2 (City of Los Angeles), the property offers exceptional functionality for warehousing, distribution, light manufacturing, and logistics users.

The building features 30' clear height, five loading docks, and 14' clearance under the mezzanine, supported by high-quality office improvements on both floors. The ground floor includes 2 private offices, a breakroom, and 2 restrooms, while the second floor provides 4+ offices, HVAC-served workspace, and 2 restrooms.

For sale at \$13,950,000 or for lease at \$1.10/SF NNN (~\$0.19 nets), this offering presents an ideal opportunity for owner-users, investors, and tenants seeking a high-clearance, dock-high, and move-in-ready facility in a prime infill location. Available October 1, 2025.

*Exclusively listed by*

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*\*Buyer to verify all information*

**\$13,950,000**  
PRICE

**±\$282**  
PER SF



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

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

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

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

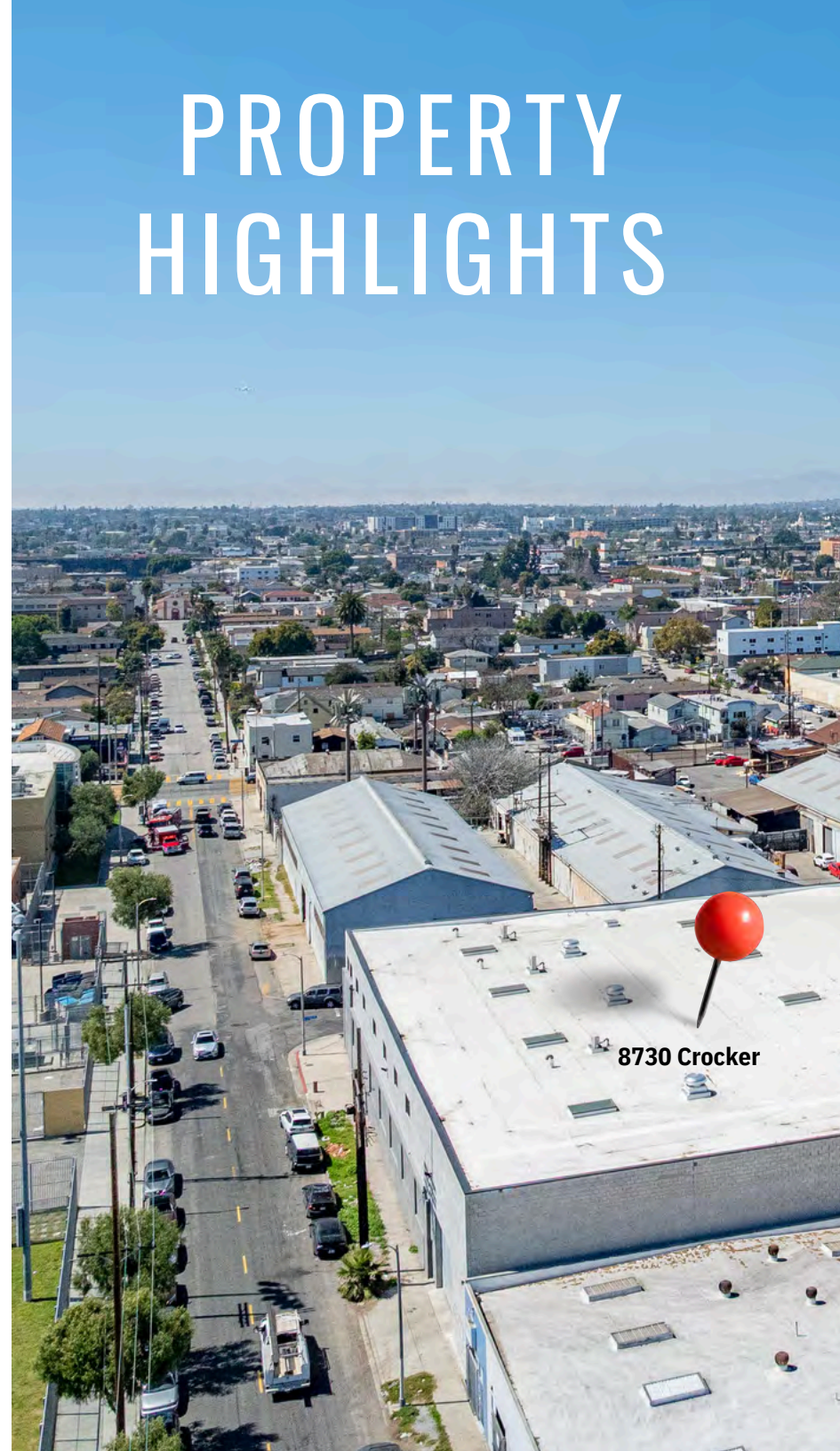
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Heavy Power Infrastructure — Equipped with 400 amps, 3-phase, 4-wire power to support manufacturing or high-load tenants

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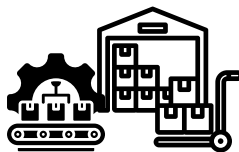
Exceptional Accessibility — Immediate access to I-110 and I-105, with proximity to I-10 and major freight corridors

# PROPERTY HIGHLIGHTS



# PROPERTY DETAILS

8730 Crocker St., Los Angeles, CA 90003



Manufacturing or  
Warehousing uses  
allowed



Brand New  
Building



Multiple Loading  
Docks



Ample Parking

Building Size	±49,399 SF Industrial Building <ul style="list-style-type: none"><li>±39,399 SF Ground Floor</li><li>±10,000 SF Mezzanine</li></ul>
Lot Size	±49,399 SF
Office Buildout	<ul style="list-style-type: none"><li>Downstairs: 2 private offices, breakroom, 2 restrooms (Men/Women), No A/C</li><li>Upstairs: 4+ offices, HVAC, 2 restrooms (Men/Women)</li></ul>
Asking Price	<b>\$13,950,000 (\$282PER SF)</b>
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

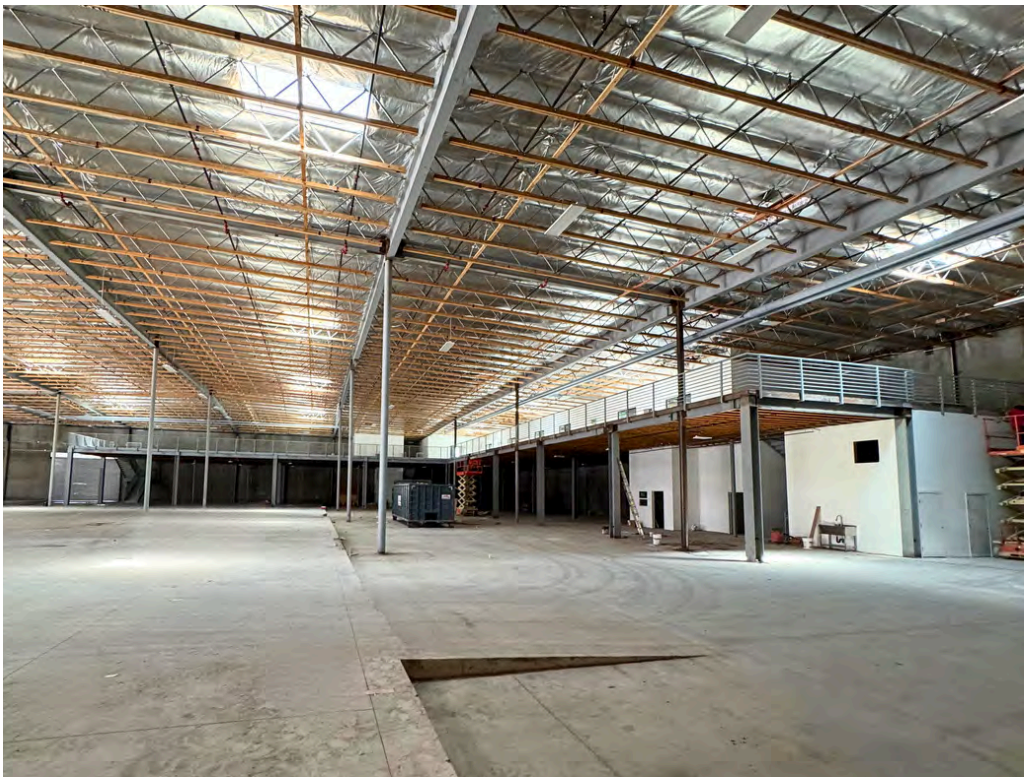
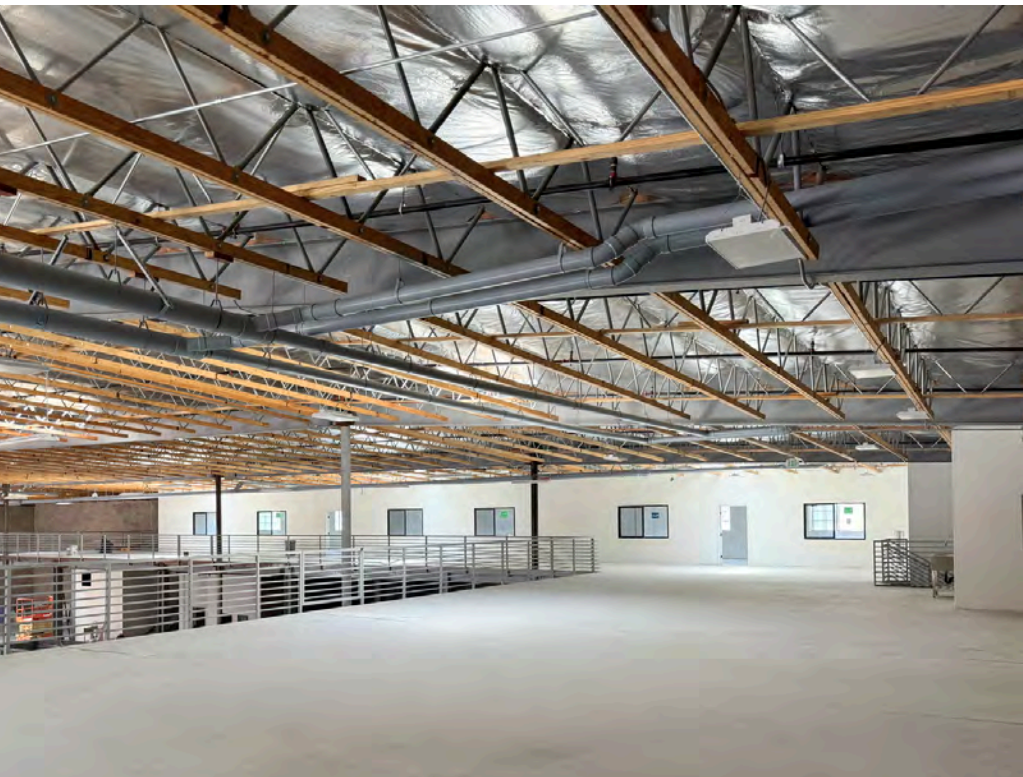
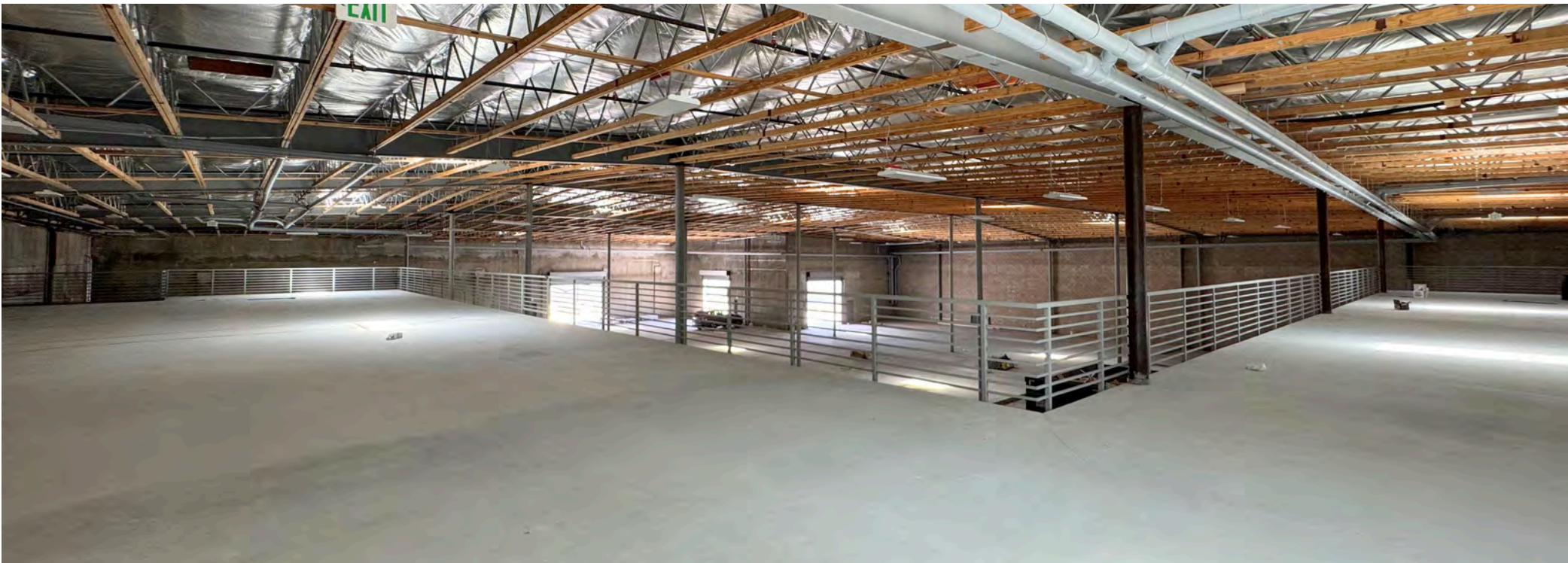
















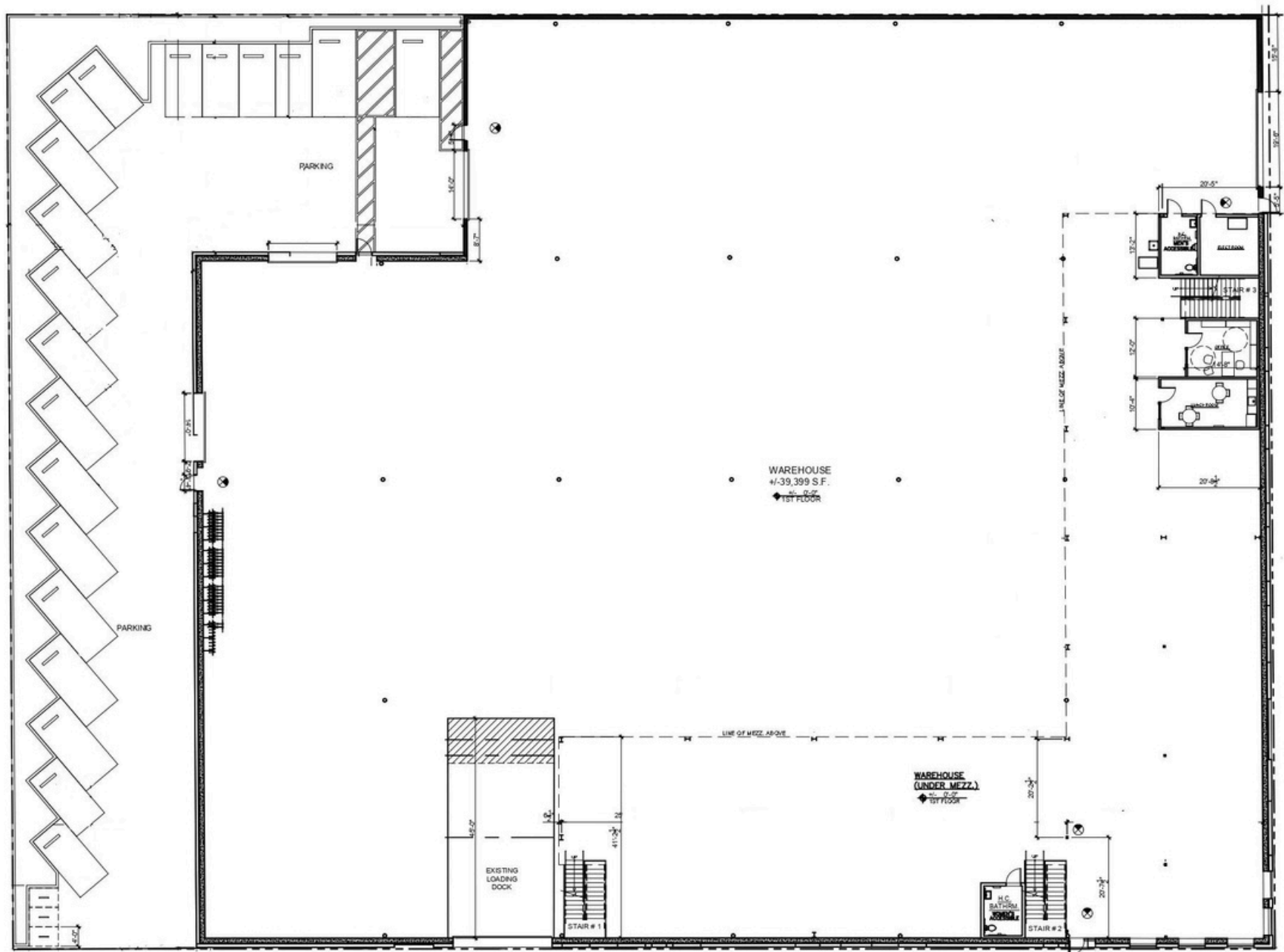






# FLOOR PLAN

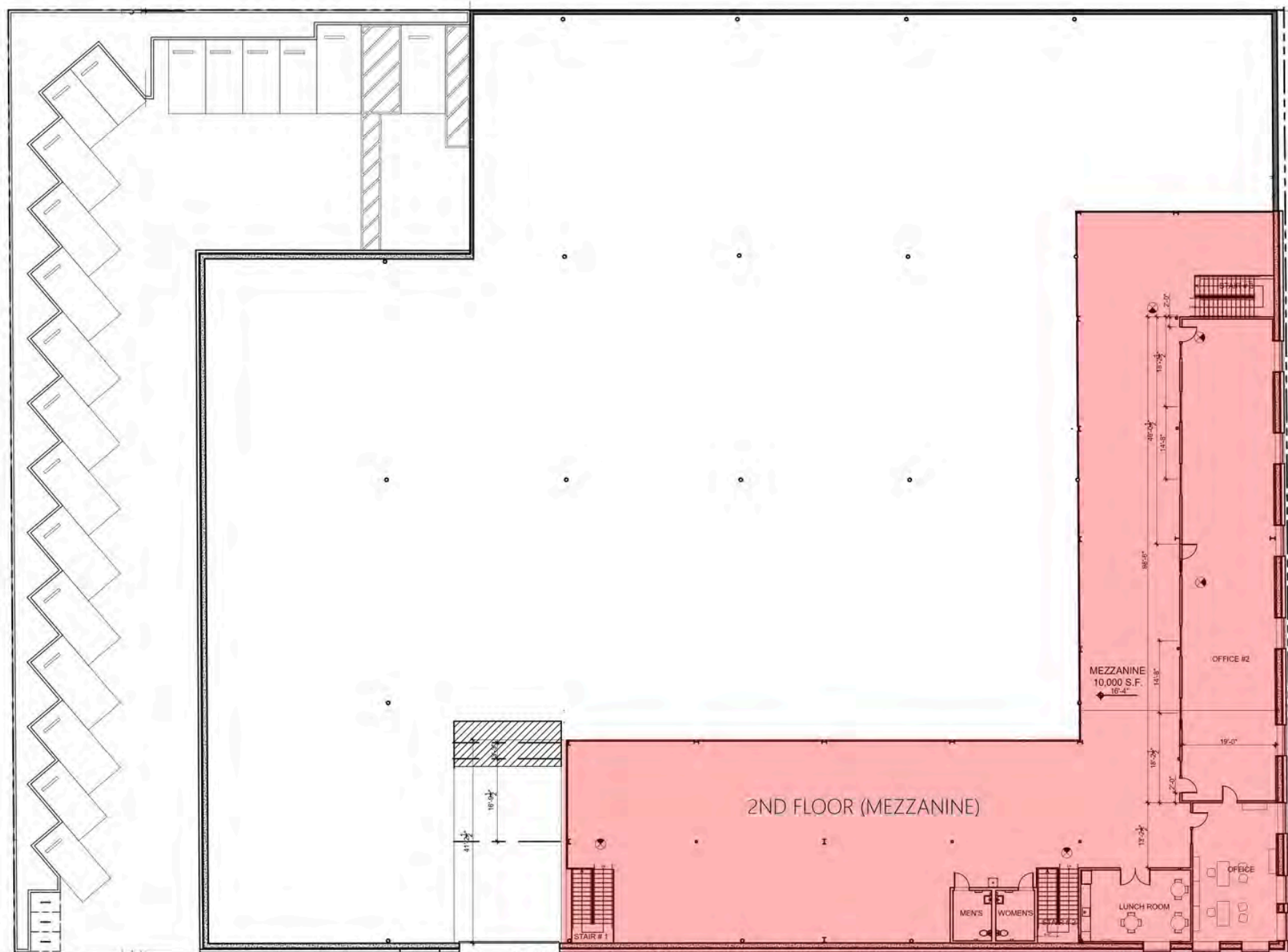
FIRST FLOOR





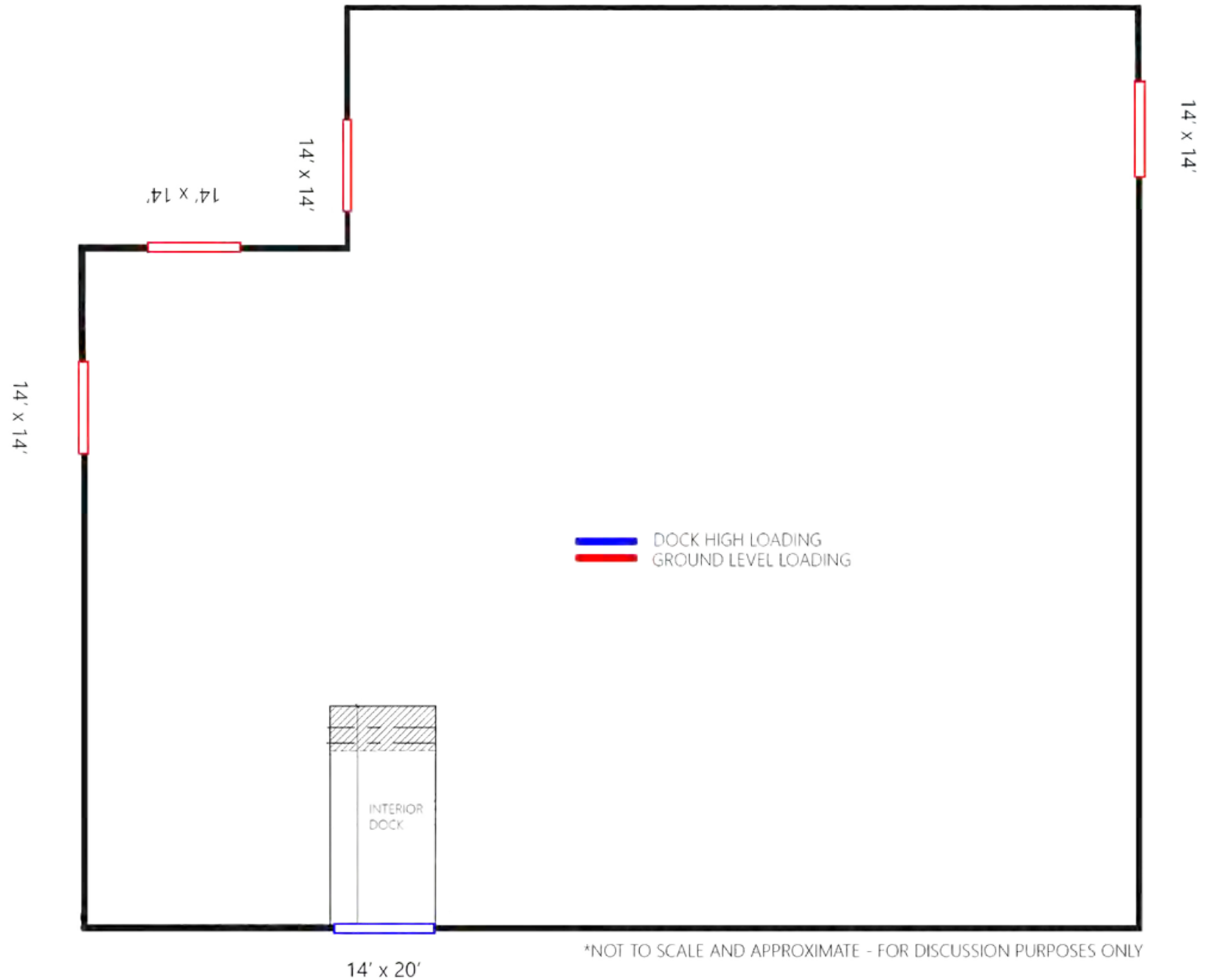
## SECOND FLOOR

## SECOND FLOOR



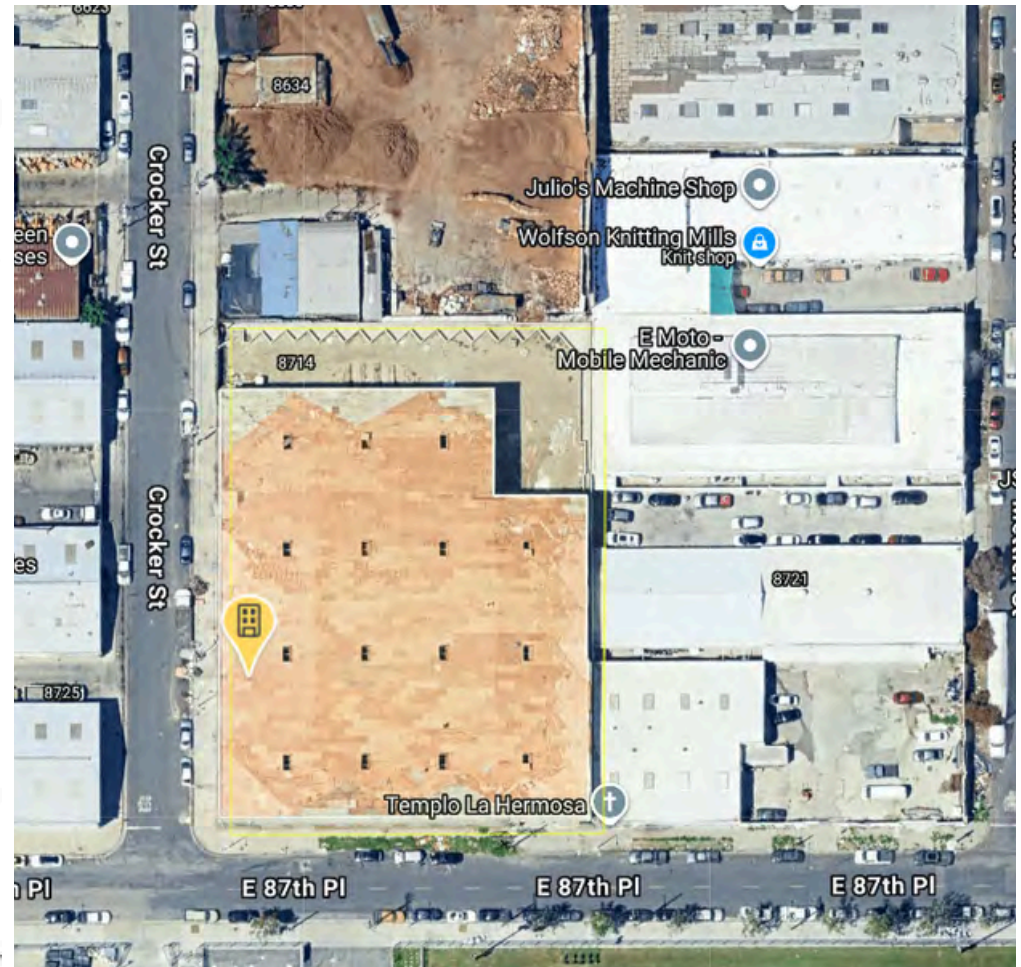


# LOADING DOCKS LAYOUT



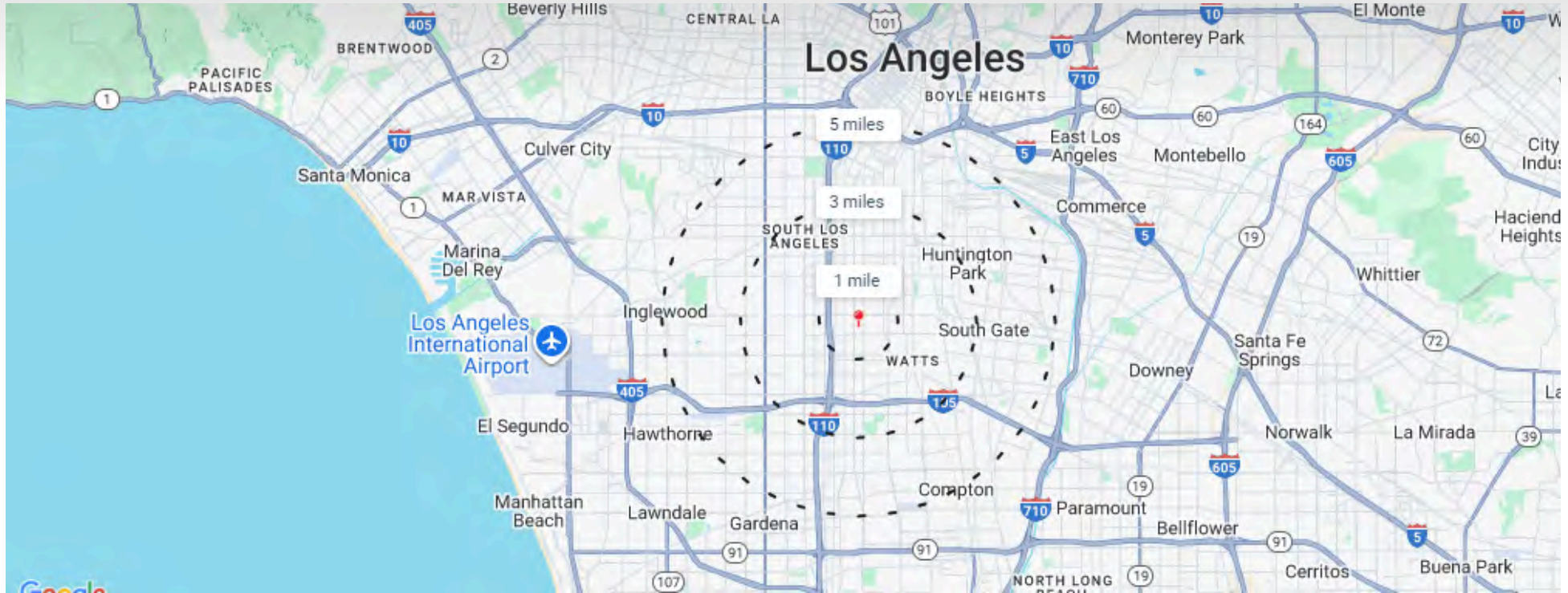
\*NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY



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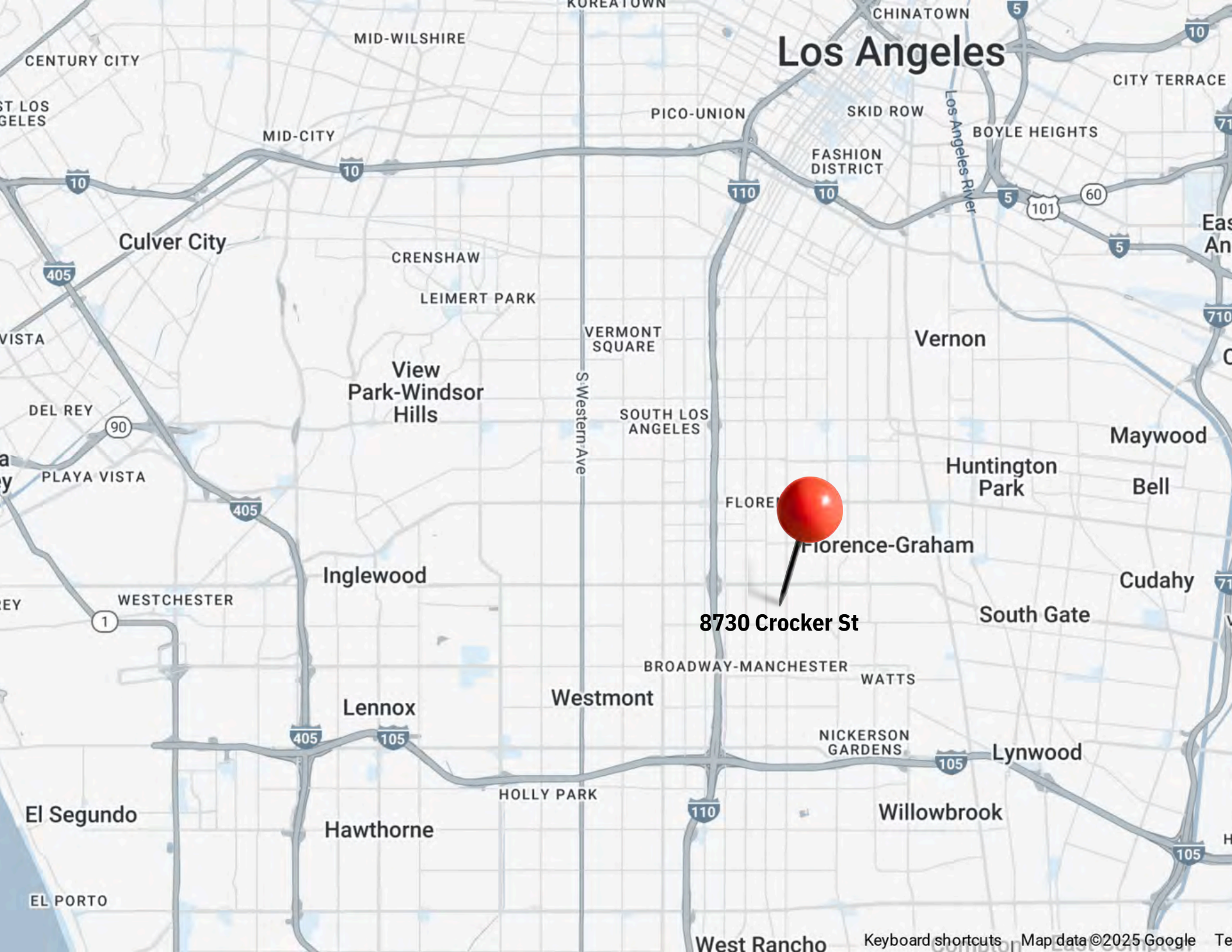
# GREAT FREEWAY ACCESS



## 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



# PROPOSED SBA 504 LOAN SCENARIO

8730 Crocker St., Los Angeles, CA 90003



Business Finance Capital

BUILDING ACQUISITION	\$13,950,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$112,000
<b>TOTAL PROJECT COST</b>	<b>\$14,062,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	55%	\$7,667,000	5.90%	10 Years 25 Yr. Amort.	1st Deed	\$48,931	\$587,172
SBA 504 LOAN	35%	\$5,000,000	6.23% Aug '25	25 Years Full Amort.	2nd Deed	\$32,931	\$395,171
BORROWER	10%	\$1,395,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$14,062,000</b>				<b>\$81,862</b>	<b>\$982,343</b>

## RATES:

Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

## FEES:

Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.



**FOR MORE INFORMATION REGARDING THIS  
OPPORTUNITY, PLEASE CONTACT:**



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**MAJOR PROPERTIES**

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