



FOR SALE

INDUSTRIAL PROPERTY

±5,600 SF Building
on ±5,600 SF of Land

Plus Two ±5,600 SF Parking Lots
Located Across the Street

5901, 5909, 5912 METTLER STREET
LOS ANGELES, CA 90003

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

5901, 5909, 5912 METTLER STREET
LOS ANGELES, CA 90003

Property Details

5912 Mettler Street

Building Area:	±5,600 SF
Land Area:	±5,600 SF
Office Area:	±400 SF
Stories:	1
Construction:	Block
Warehouse Ceiling Height:	14'
Power:	120-480V
Ground Level Loading:	1: 5x10
Sprinklered:	No
Restrooms:	1 (With Shower)
Zone:	MR1-2D-CPIO
APN:	6006-032-036

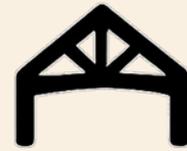
5901 Mettler Street

Land Area:	±5,600 SF
Zone:	MR1-2D-CPIO
APN:	6006-031-029

5909 Mettler Street

Land Area:	±5,600 SF
Zone:	MR1-2D-CPIO
APN:	6006-031-027

Asking Price: \$1,999,999



**BOW TRUSS
CEILING**



SKYLIGHTS



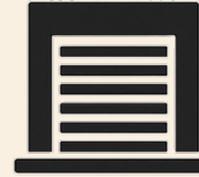
**OFFICE
SPACE**



**RESTROOM
W/SHOWER**



PARKING



**LOADING
DOOR**



**OPPORTUNITY
ZONE**

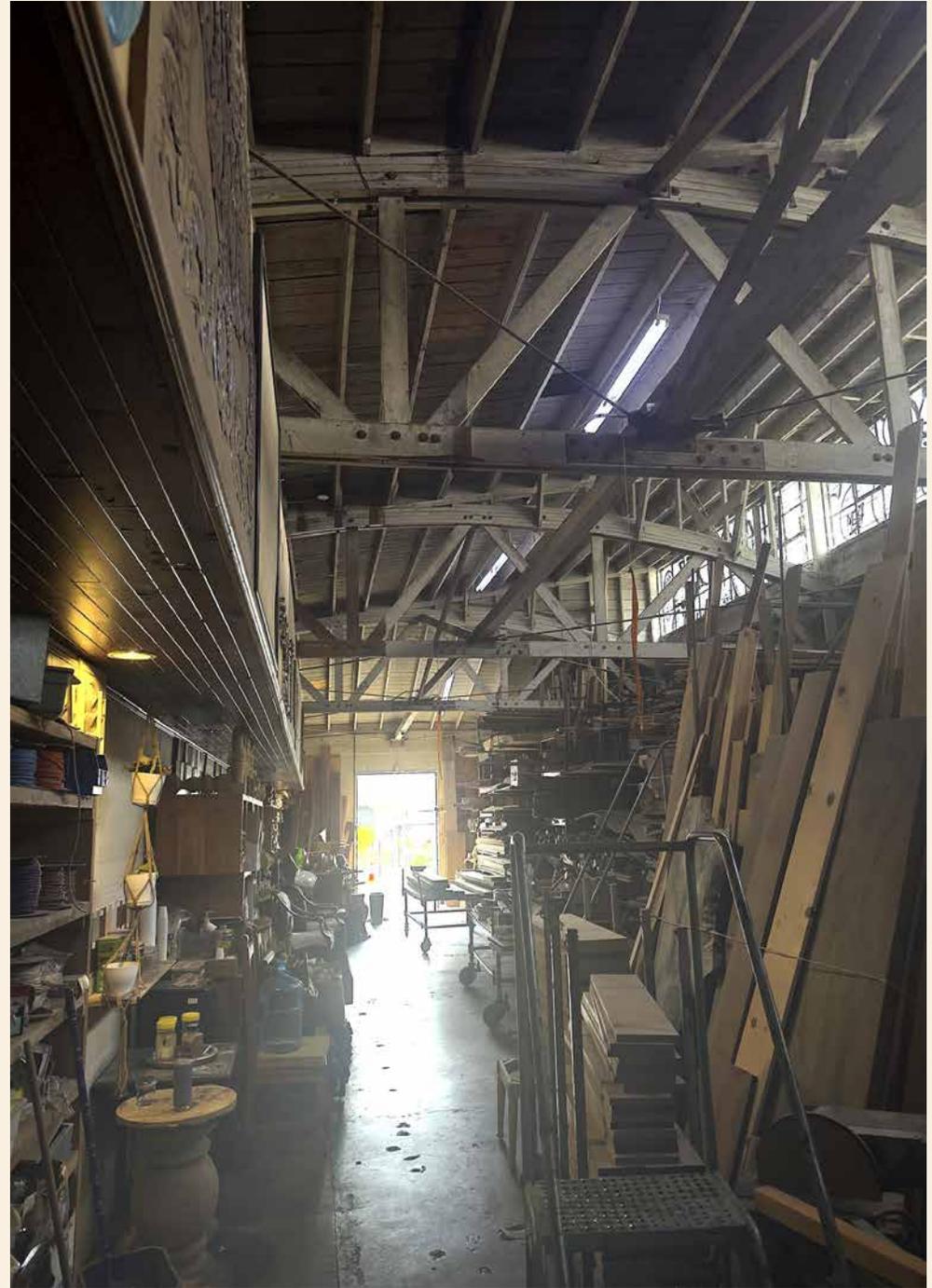


**INDUSTRIAL
BUILDING**

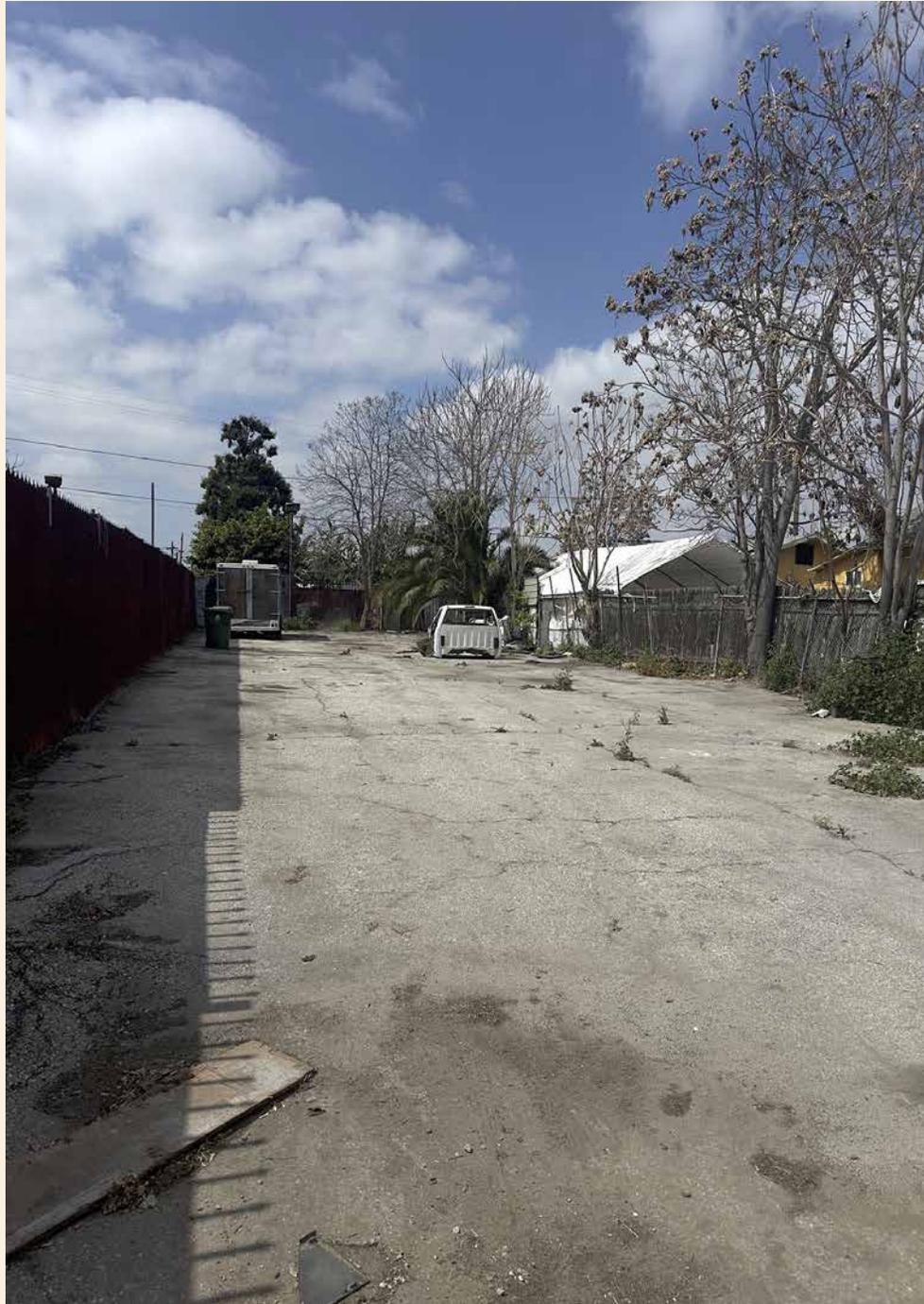
Property Highlights

- Clear span, bow truss warehouse plus 2 land parcels across the street
- Total of ±11,200 SF available for parking/storage
- Good natural light with skylights
- Ground level loading door
- Situated just south of Slauson Avenue. one block west of Avalon Blvd
- Less than 1-mile east of the Harbor (110) Freeway and 3-miles south of the Santa Monica (I-10) Freeway and Downtown Los Angeles
- Designated Qualified Opportunity Zone
- Ideal for owner-user

5912 METTLER STREET



5901 METTLER STREET



5909 METTLER STREET



AERIAL PHOTO

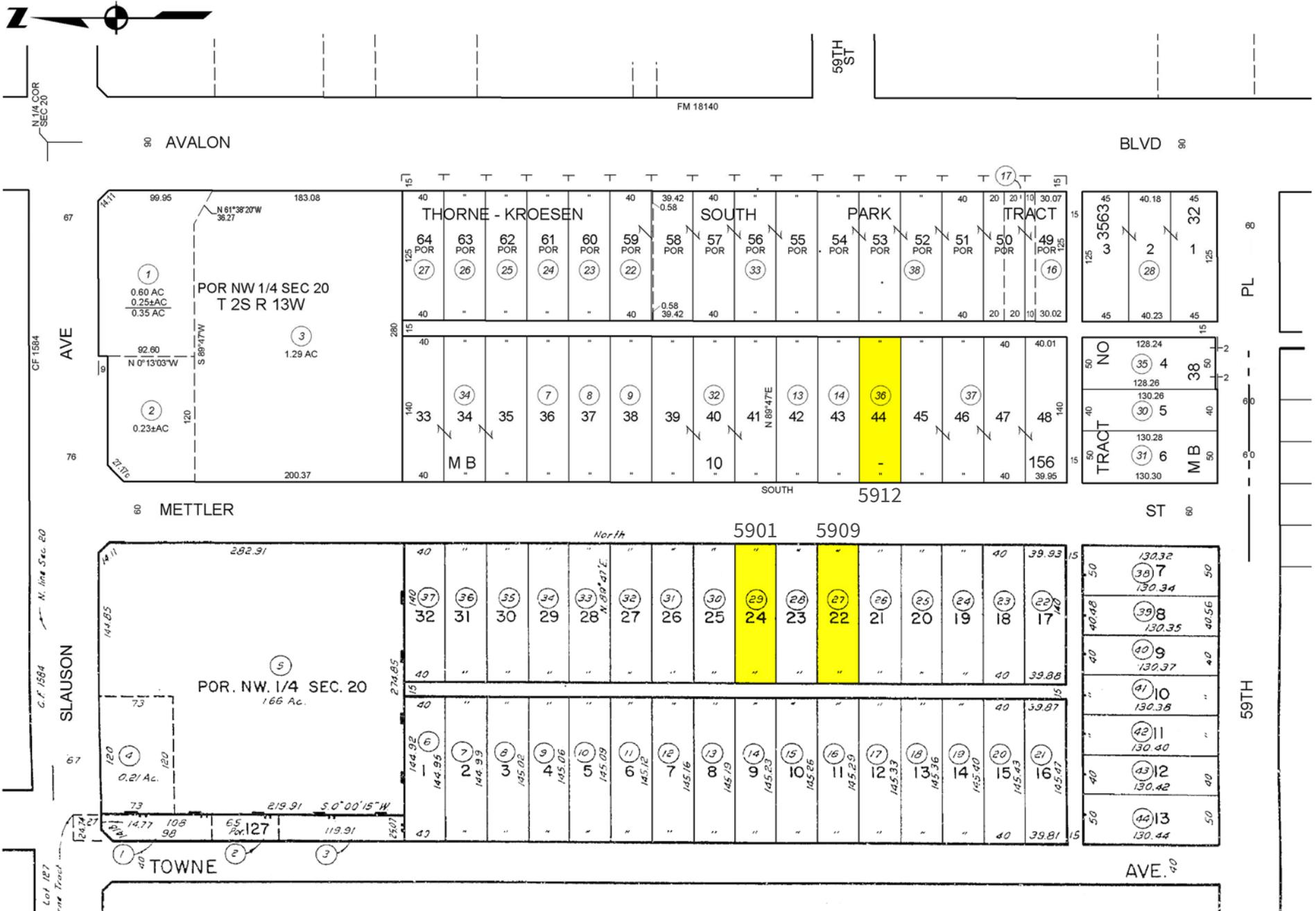


5909 Mettler St
5,600 SF of Land

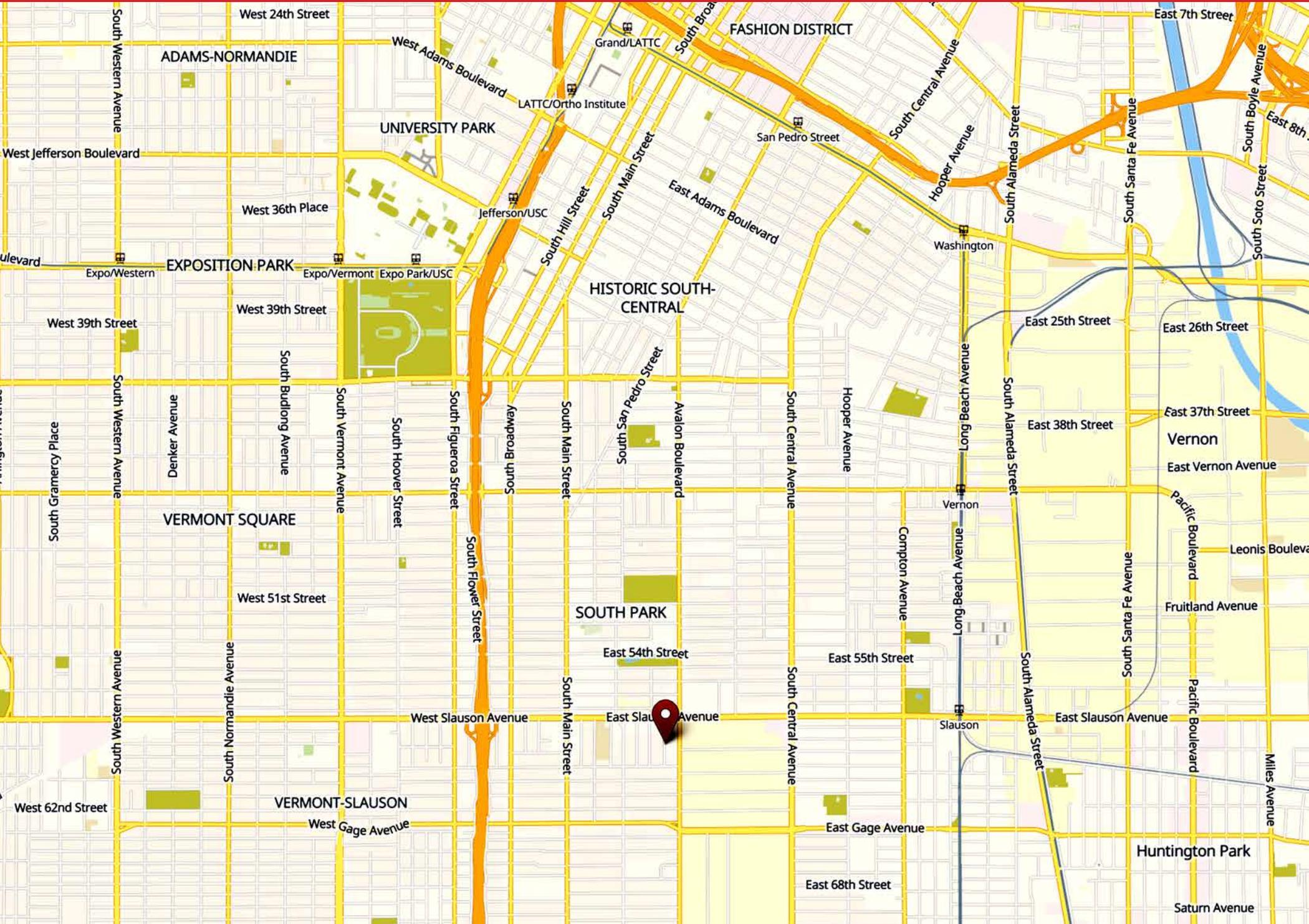
5912 Mettler St
5,600 SF Building

5901 Mettler St
5,600 SF of Land

PLAT MAP



AREA MAP



FOR SALE 5901, 5909, 5912 METTLER ST, LOS ANGELES, CA 90003

INDUSTRIAL PROPERTY WITH PARKING

**±5,600 SF Building on ±5,600 SF of Land
Plus Two ±5,600 SF Parking Lots**

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