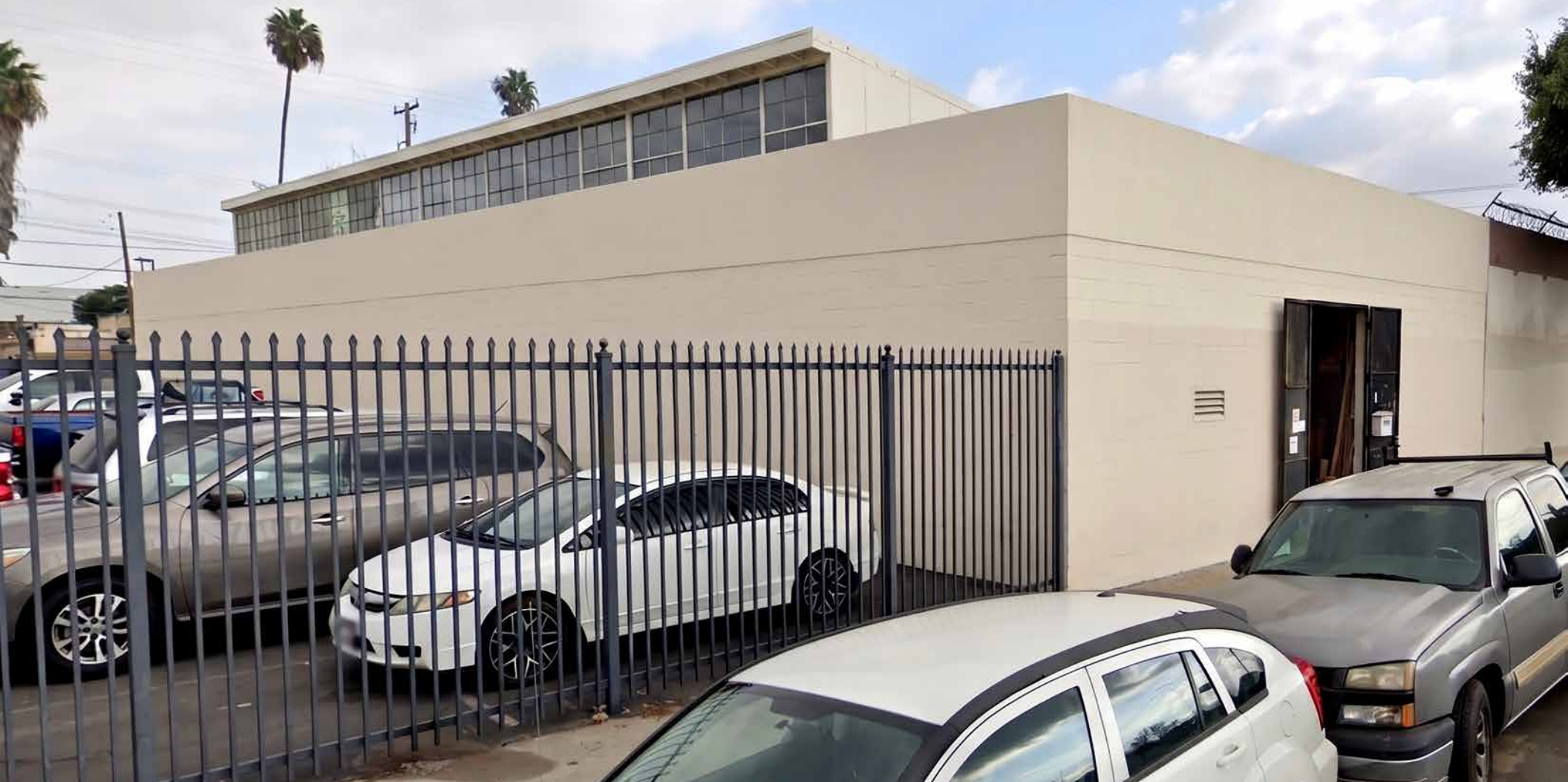


INDUSTRIAL PROPERTY FOR SALE



±5,600 SF Building on ±5,600 SF of Land
5912 Mettler St, Los Angeles, CA 90003

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

5912 METTLER STREET
LOS ANGELES, CA 90003

Property Details

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

Asking Price: \$896,000 (\$160 Per SF)



**BOW TRUSS
CEILING**



SKYLIGHTS



**OFFICE
SPACE**



**RESTROOM
W/SHOWER**



**LOADING
DOOR**



**OPPORTUNITY
ZONE**

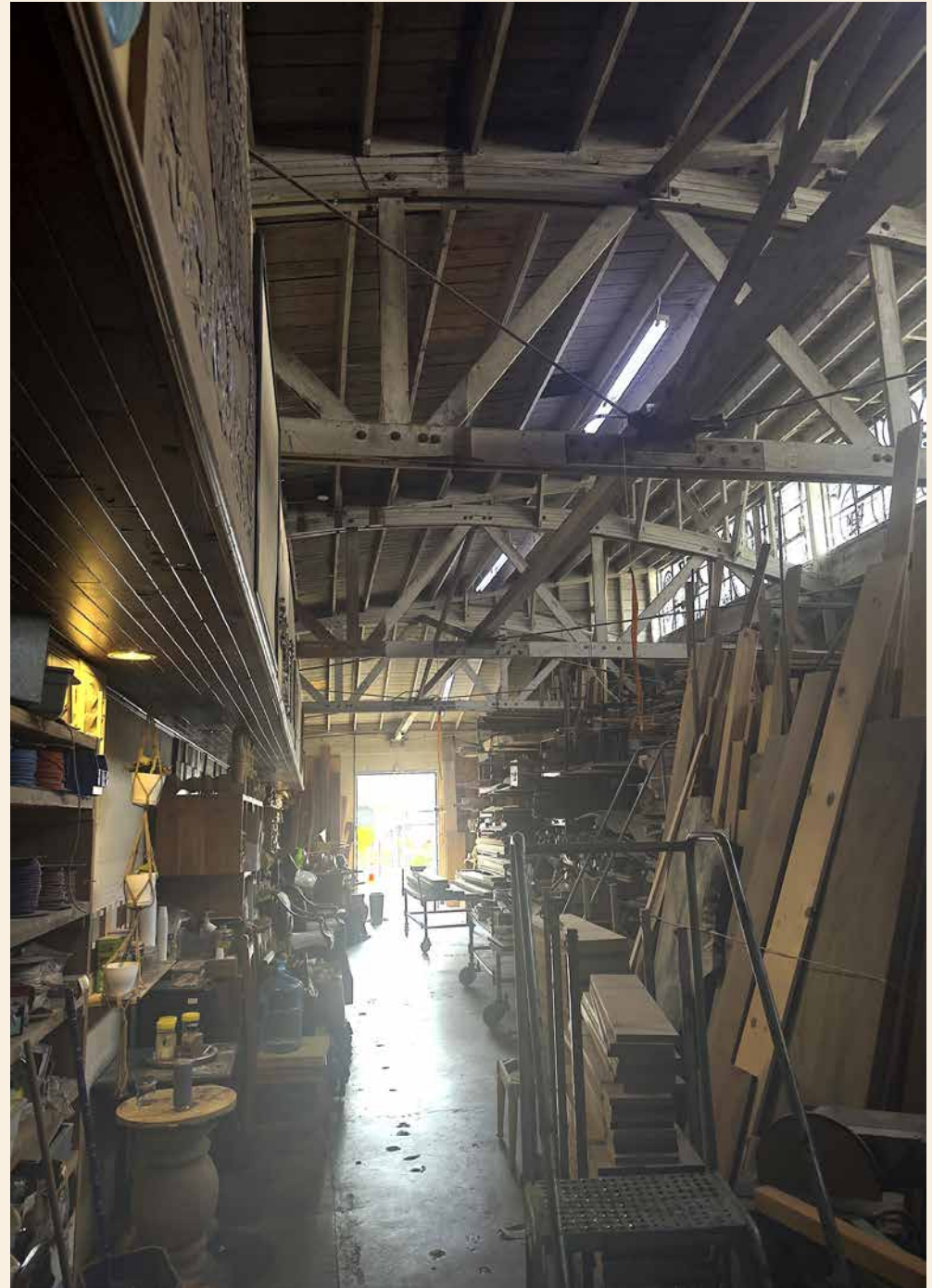
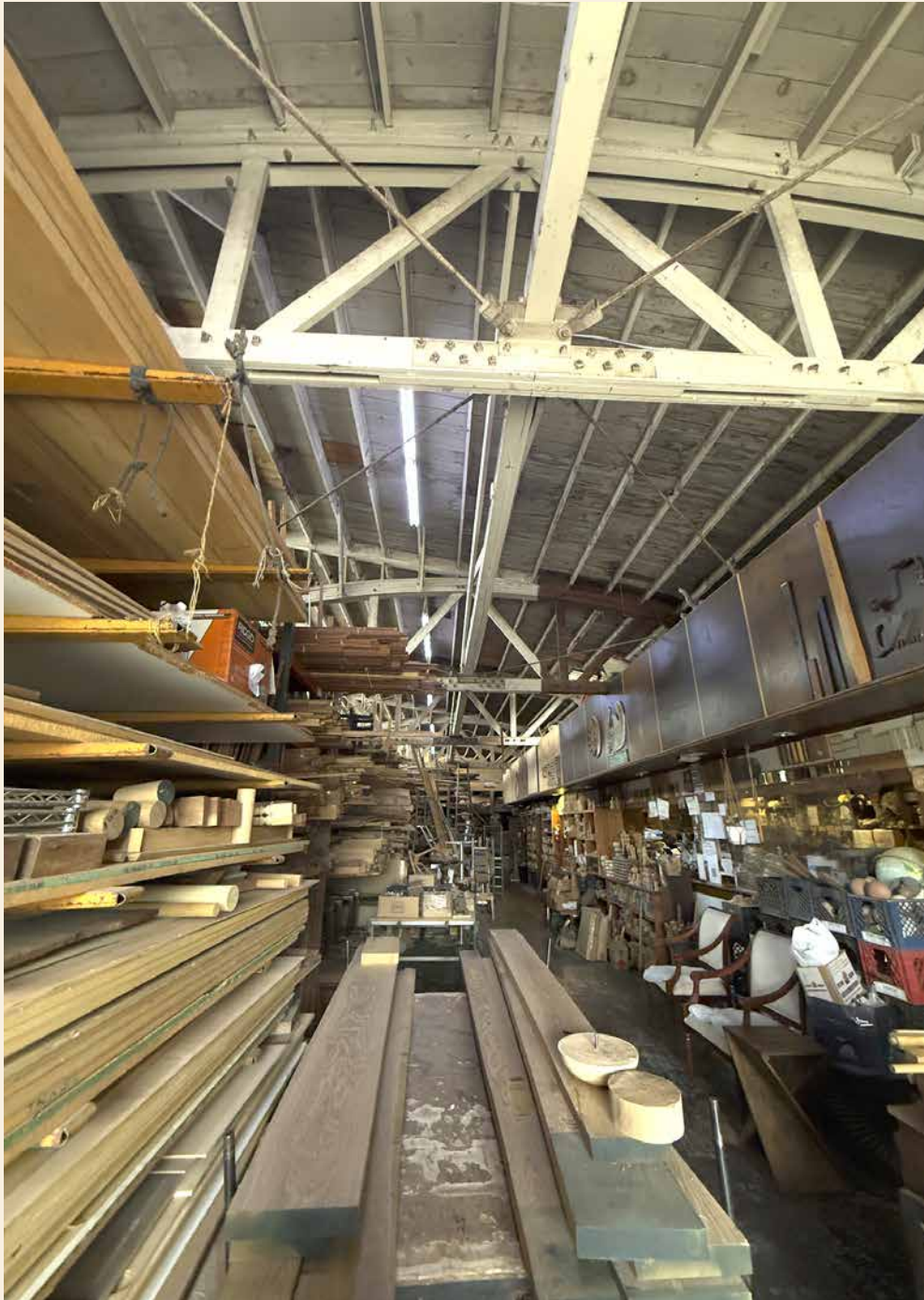


**INDUSTRIAL
BUILDING**

Property Highlights

- Clear span, bow truss warehouse ideal for owner-user
- 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
- Two ±5,600 industrial lots across the street are also available for sale (call broker for details)

INTERIOR PHOTOS



AERIAL PHOTO



E 59th Place

Towne Ave

Also Available
For Sale (Call Broker)
5909 Mettler St
5,600 SF of Land

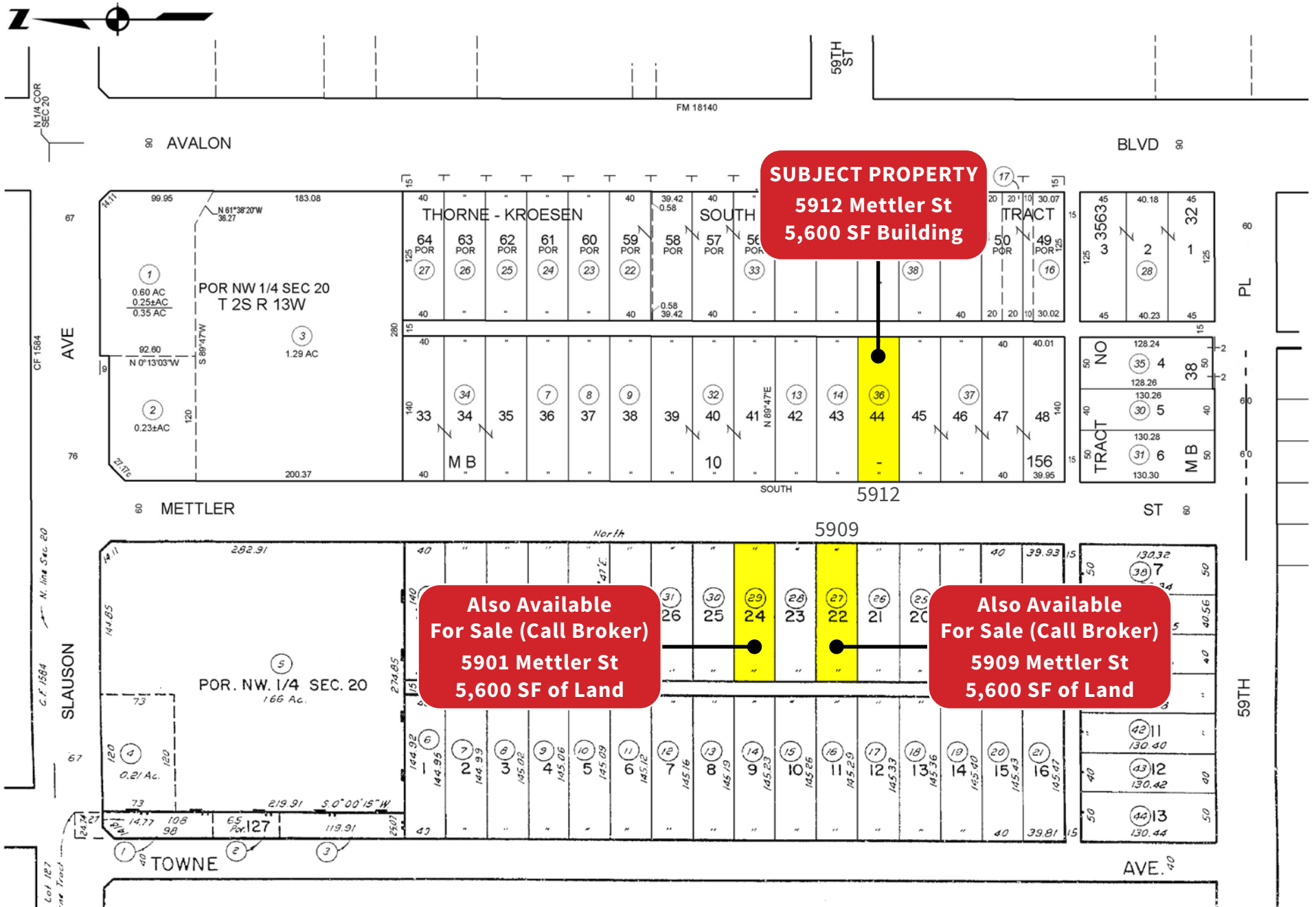
SUBJECT PROPERTY
5912 Mettler St
5,600 SF Building

Also Available
For Sale (Call Broker)
5901 Mettler St
5,600 SF of Land

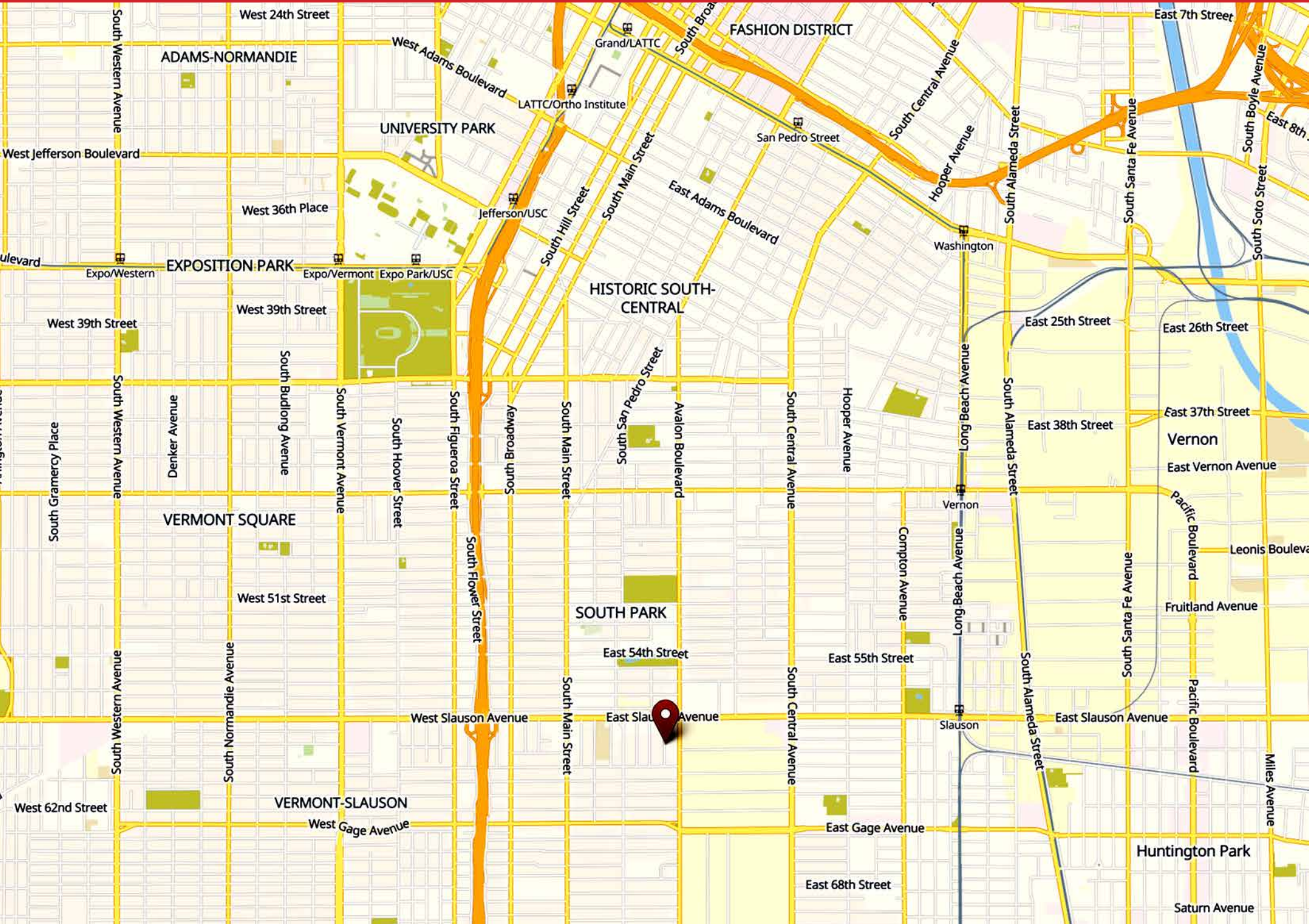
Mettler St

Avalon Blvd

PLAT MAP



AREA MAP



FOR SALE

5912 METTLER ST, LOS ANGELES, CA 90003

INDUSTRIAL PROPERTY

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

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MAJOR PROPERTIES
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Commercial & Industrial Specialists