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

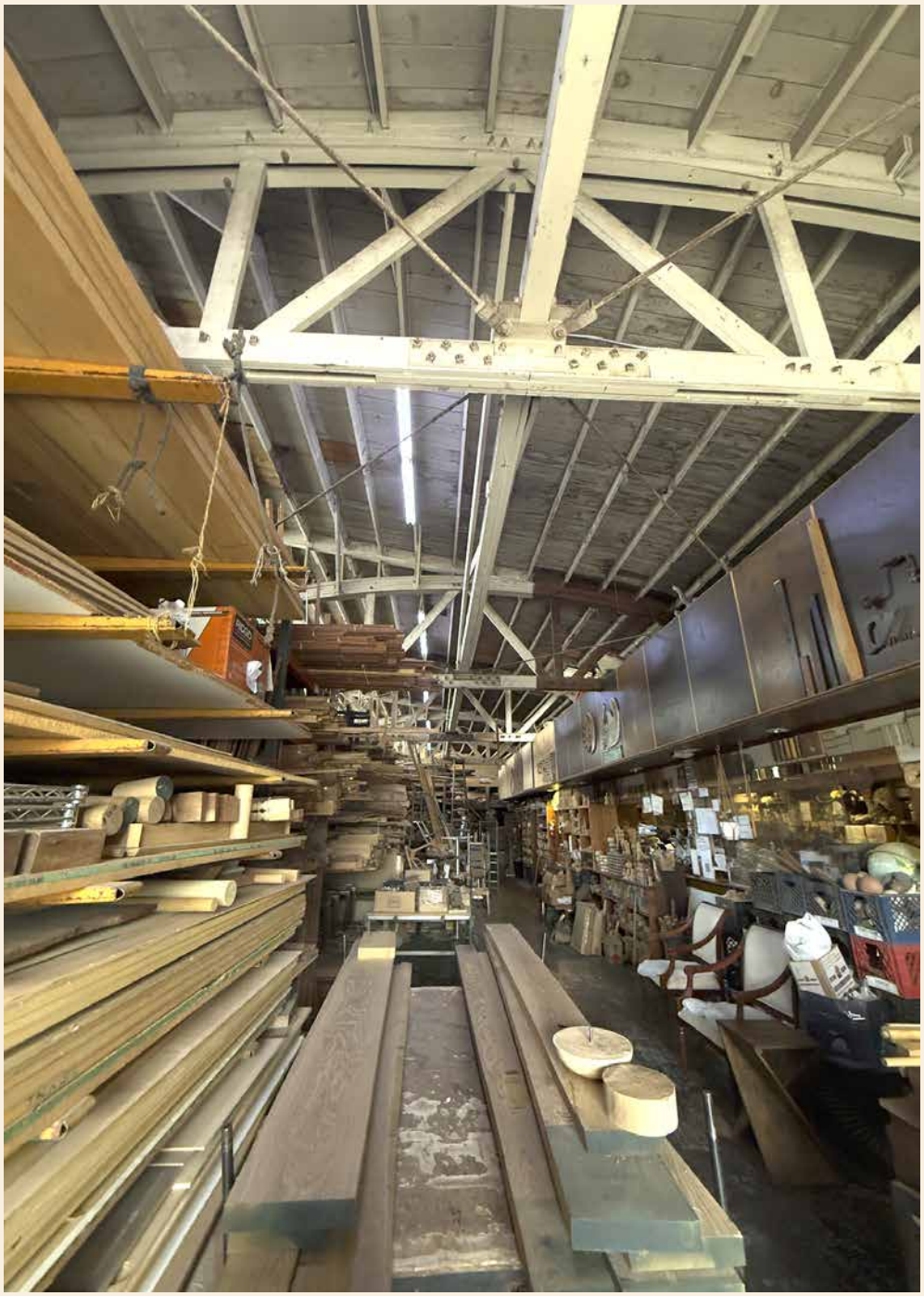
Asking Price: ~~$896,000~~ $849,000
($151.61 Per SF)

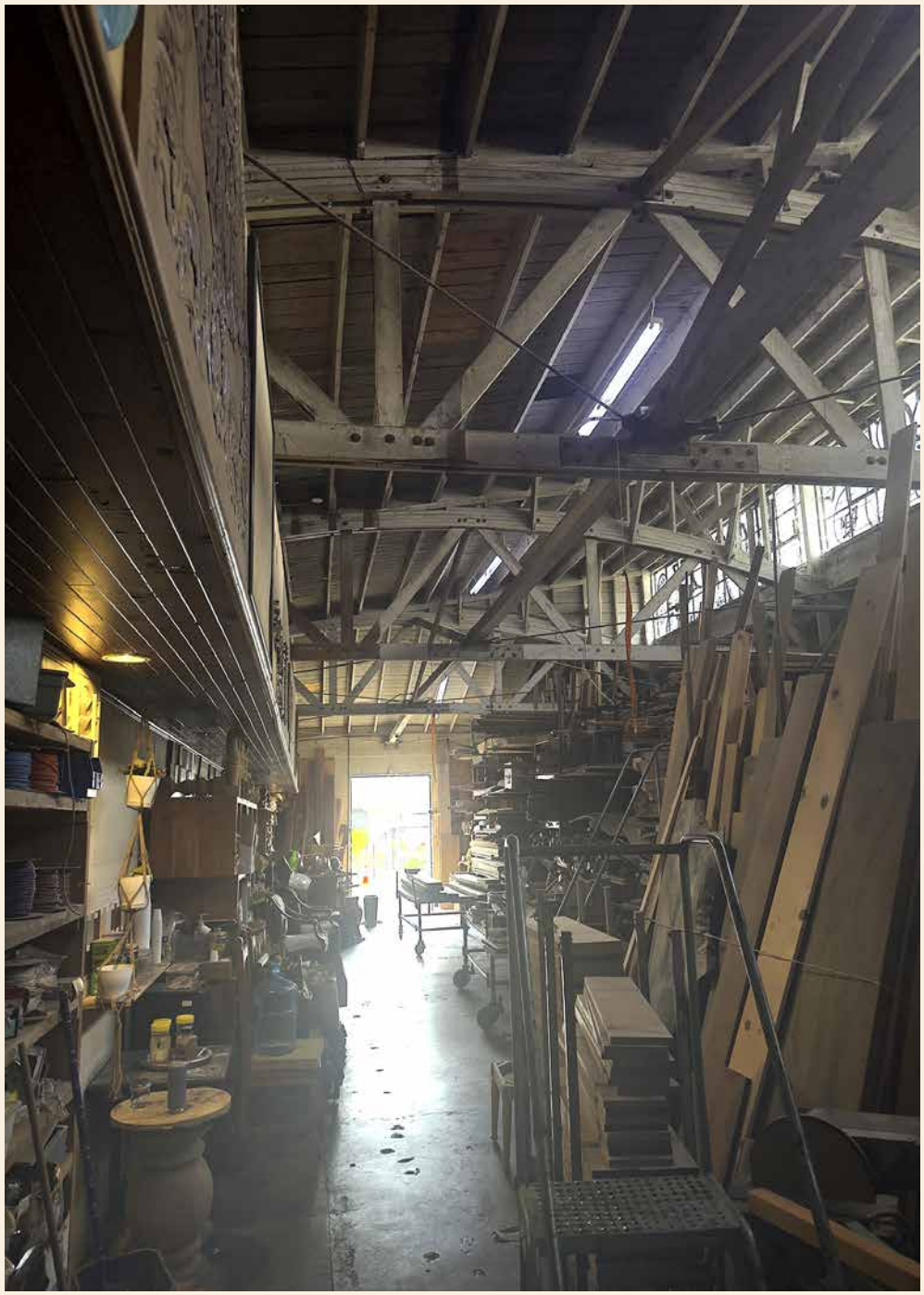


Property Highlights

- 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

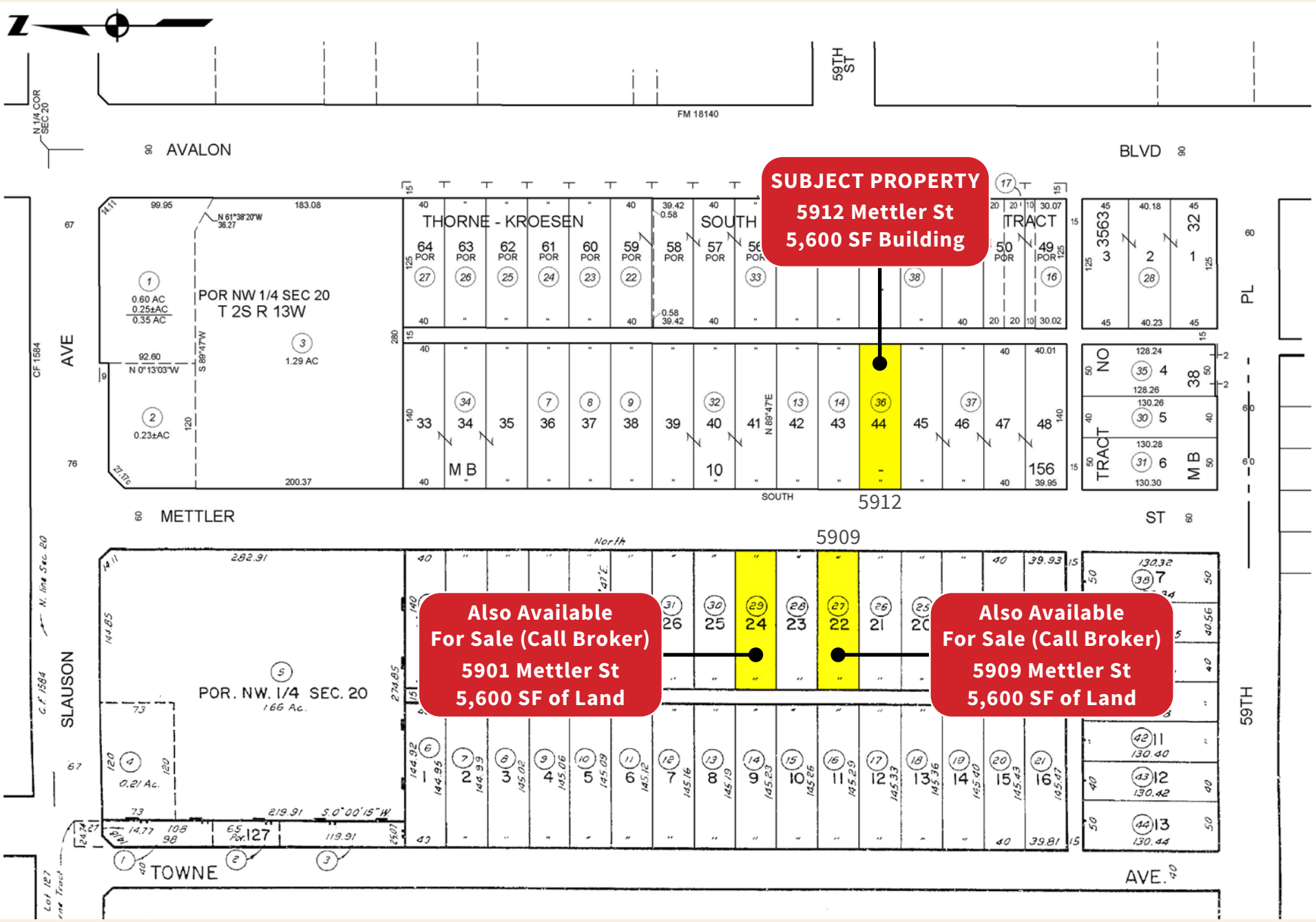




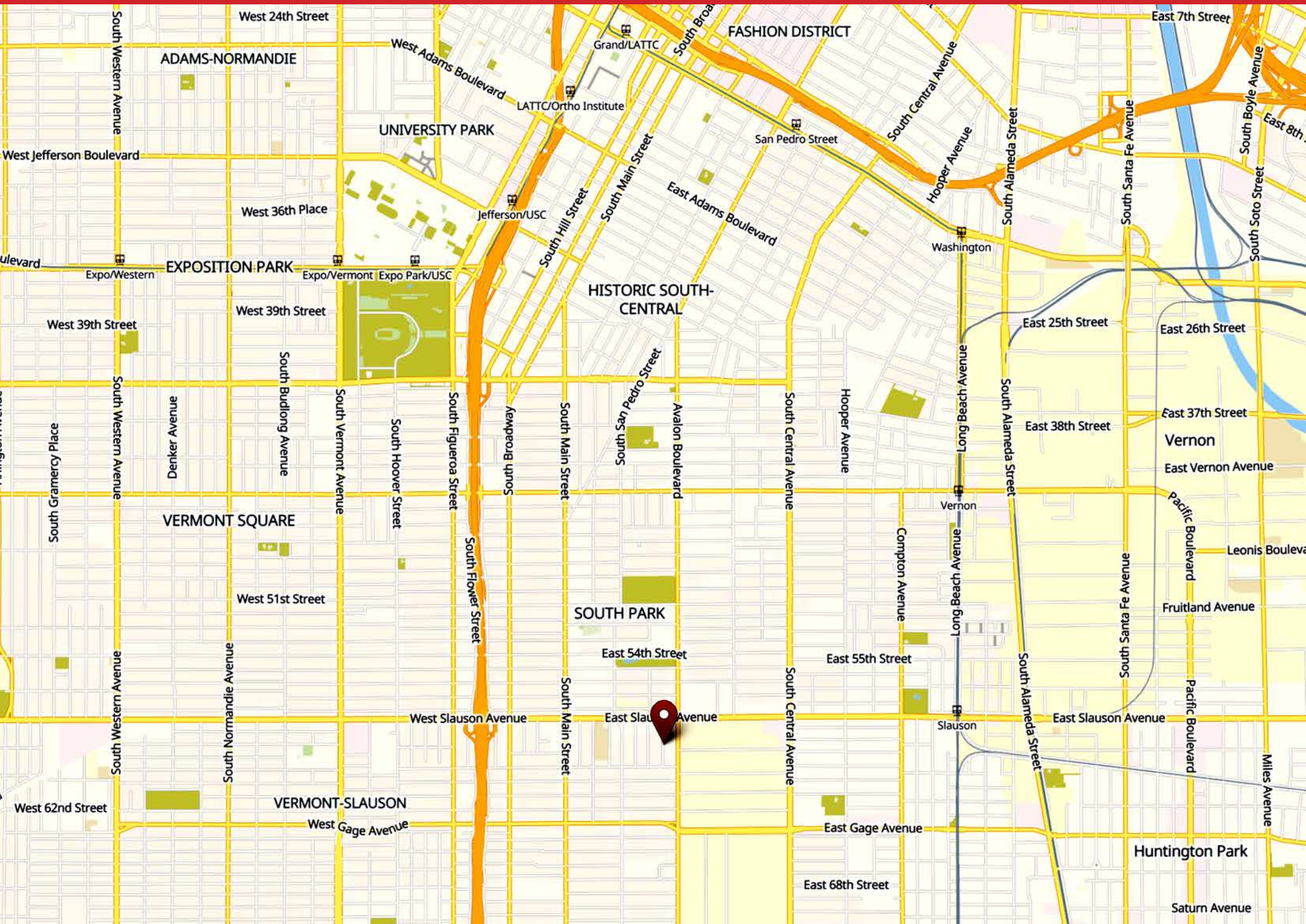
AERIAL PHOTO



PLAT MAP


SUBJECT PROPERTY
5912 Mettler St
5,600 SF Building
Also Available
For Sale (Call Broker)
5901 Mettler St
5,600 SF of Land
Also Available
For Sale (Call Broker)
5909 Mettler St
5,600 SF of Land
AVALON
BLVD
METTLER
ST
AVE
SLAUSON
TOWNE
AVE.
59TH ST
59TH PL
FM 18140
THORNE - KROESEN SOUTH TRACT
POR NW 1/4 SEC 20
T 2S R 13W
POR. NW. 1/4 SEC. 20
166 Ac.
5912
5909
M B

AREA MAP


West 24th Street
South Western Avenue
ADAMS-NORMANDIE
West Adams Boulevard
Grand/LATTC
FASHION DISTRICT
East 7th Street
LATTC/Ortho Institute
UNIVERSITY PARK
San Pedro Street
South Central Avenue
Hooper Avenue
South Alameda Street
South Santa Fe Avenue
South Boyle Avenue
East 8th
West Jefferson Boulevard
West 36th Place
Jefferson/USC
South Hill Street
South Main Street
East Adams Boulevard
South Soto Street
Washington
EXPOSITION PARK
Expo/Western
Expo/Vermont
Expo Park/USC
HISTORIC SOUTH-CENTRAL
West 39th Street
East 25th Street
East 26th Street
South Western Avenue
South Budlong Avenue
South Vermont Avenue
South Hoover Street
South Figueroa Street
South Broadway
South San Pedro Street
Avalon Boulevard
Hooper Avenue
Long Beach Avenue
East 37th Street
East 38th Street
Vernon
East Vernon Avenue
South Gramercy Place
Denker Avenue
VERMONT SQUARE
Vernon
Pacific Boulevard
Leonis Boulevard
West 51st Street
SOUTH PARK
Compton Avenue
Fruitland Avenue
East 54th Street
East 55th Street
West Slauson Avenue
East Slauson Avenue
Slauson
South Western Avenue
South Normandie Avenue
Miles Avenue
West 62nd Street
VERMONT-SLAUSON
West Gage Avenue
East Gage Avenue
Huntington Park
East 68th Street
Saturn Avenue

FOR SALE

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Sale Price Reduced!

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