

## Industrial For Sale - Available

Available SF: 29,688  
Total Building SF: 29,688



8670-8674 S ATLANTIC AV, SOUTH GATE, CA 90280  
Atlantic Blvd/Firestone Blvd

**Owner/Use Or Investor - Occupy 18,500 Sf Now**  
**Have Income On 14,688 Sf For One Year - Call For Lease Information**  
**3 Separate Buildings On One Parcel**  
**Mason Street Building Is Not Sprinklered**  
**Across The Street From Azaela Premier Regional Shopping Center**

<b>Price/SF:</b> \$180.21	<b>Sale Price:</b> \$5,350,000	<b>Taxes:</b> \$0 Yr 2017
<b>Available SF:</b> 29,688	<b>Office SF:</b> 2,100	<b>Minimum SF:</b> 29,688
<b>Constr. Status:</b> Existing / 1937	<b>Construction Type:</b>	<b>Parking:</b> Ratio: 0.8:1 / Spaces: 25
<b>Region:</b> Los Angeles-Central	<b>Specific Use:</b> Other	<b>Thomas Guide:</b> 705-E3
<b>Zoning:</b> M3	<b>Lot Size:</b> 50,094 SF / 1.15 AC	<b>APN #:</b> 6216032043
<b>Ground Level Drs:</b> 3	<b>Dock High:</b> 0	<b>Clear Height:</b> 12
<b>Sprinklered:</b> Yes	<b>Yard:</b> Yes - Fenced	<b>Amps:</b> 400
<b>Finished Ofc Mezz:</b> TBD	<b>Unfinished Mezz:</b> TBD	<b>Volts:</b> 240-480
<b>Include in Avail:</b> No	<b>Include in Avail:</b> No	<b>Phase:</b> 3 <b>Wire:</b> 4
<b>Rail Service:</b> None	<b>Heating/Cooling:</b> Yes / Yes	
<b>Listing Company:</b> DAUM Commercial R.E. Services		<b>To Show:</b> Call Agent
<b>Agents:</b> Kerel Sharfner (213) 270-2213		
<b>Listing #:</b> 1326249	<b>Listing Date:</b> 09/08/2017	<b>FTCF:</b> CB000N000S250/AOAA
<b>Notes:</b> Second Power Panel: 400 Amps, 120/240 Volts. Please Verify All Information Herein As Broker Does Not Warrant Its Accuracy.		

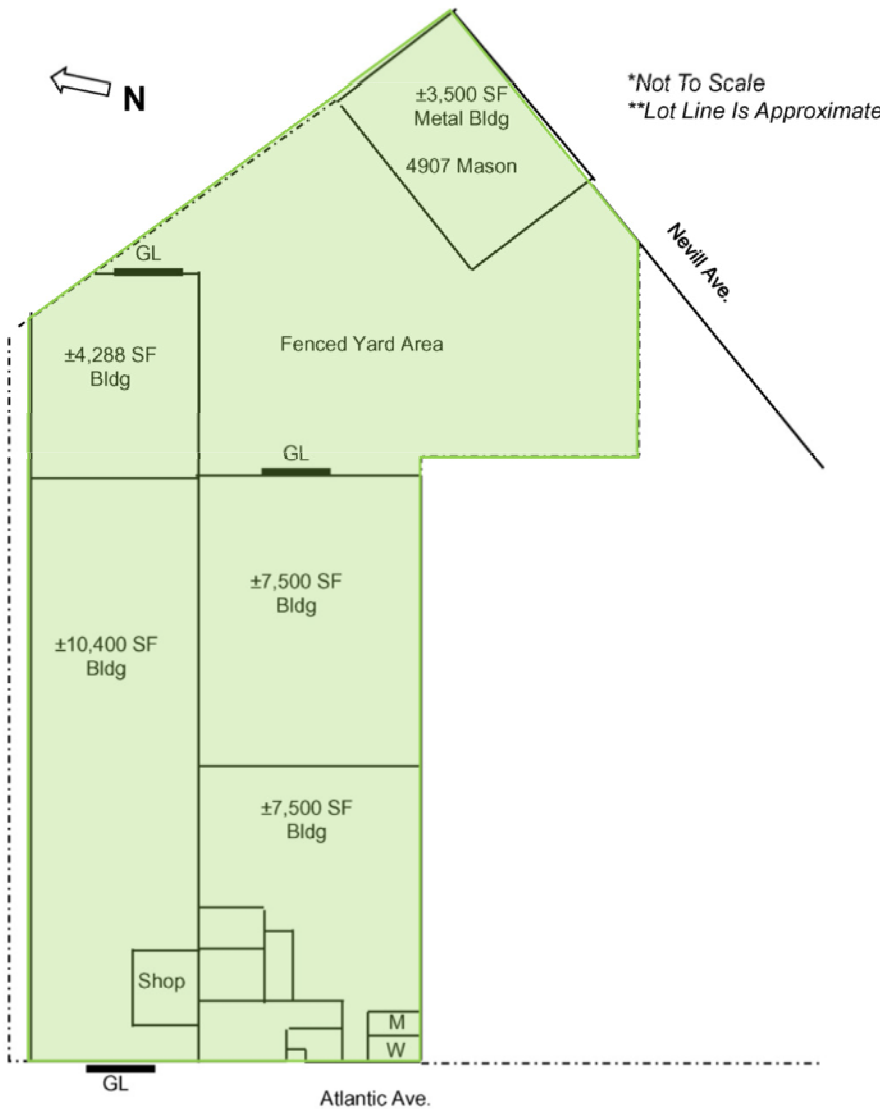


# A Rare Opportunity in the Heart of South Gate

# 8670-8674

8670-8674 S Atlantic Ave | South Gate, CA | 90280

# FOR SALE



- ### Features
- Block Construction
  - 12' - 16' Clear Height
  - 3 Ground Level Doors
  - 33,188 Square Foot Building
  - 50,190 Square Foot Lot
  - Two (2) Power Panels
  - 400 amps / 240-480 V/ 3 phase
  - 400 amps / 120-240 V/ 3 phase
  - 2,100 Square Feet of Office Space
  - 25 Parking Spaces



For more information please contact:

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