



# 2231

RANDOLPH ST  
HUNTINGTON PARK | CA



## FOR LEASE INDUSTRIAL PROPERTY



10,800 SF  
AVAILABLE



2,240 SF  
OFFICE



20 FT  
CLEAR HEIGHT



1  
OVERSIZED GL DOOR

### PROPERTY HIGHLIGHTS

- \$9,504 Per Month Gross
- Base Rent \$0.88 PSF Gross
- North Huntington Park
- Term: 3-5 Years
- Zoning: M2
- Sprinklered
- Clear Height: 20'-25'
- 1 GL Door 20' x 23'
- Power - Amps: 200 Volts: 240 Wire: 3
- Clear Span Warehouse
- Unfinished Mezzanine: 1,120 SF
- New Two Story Offices
- Street Parking Only
- Between S Alameda and S Santa Fe Ave
- Excellent for Dead Storage
- Skylights / Excellent Natural Lighting

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

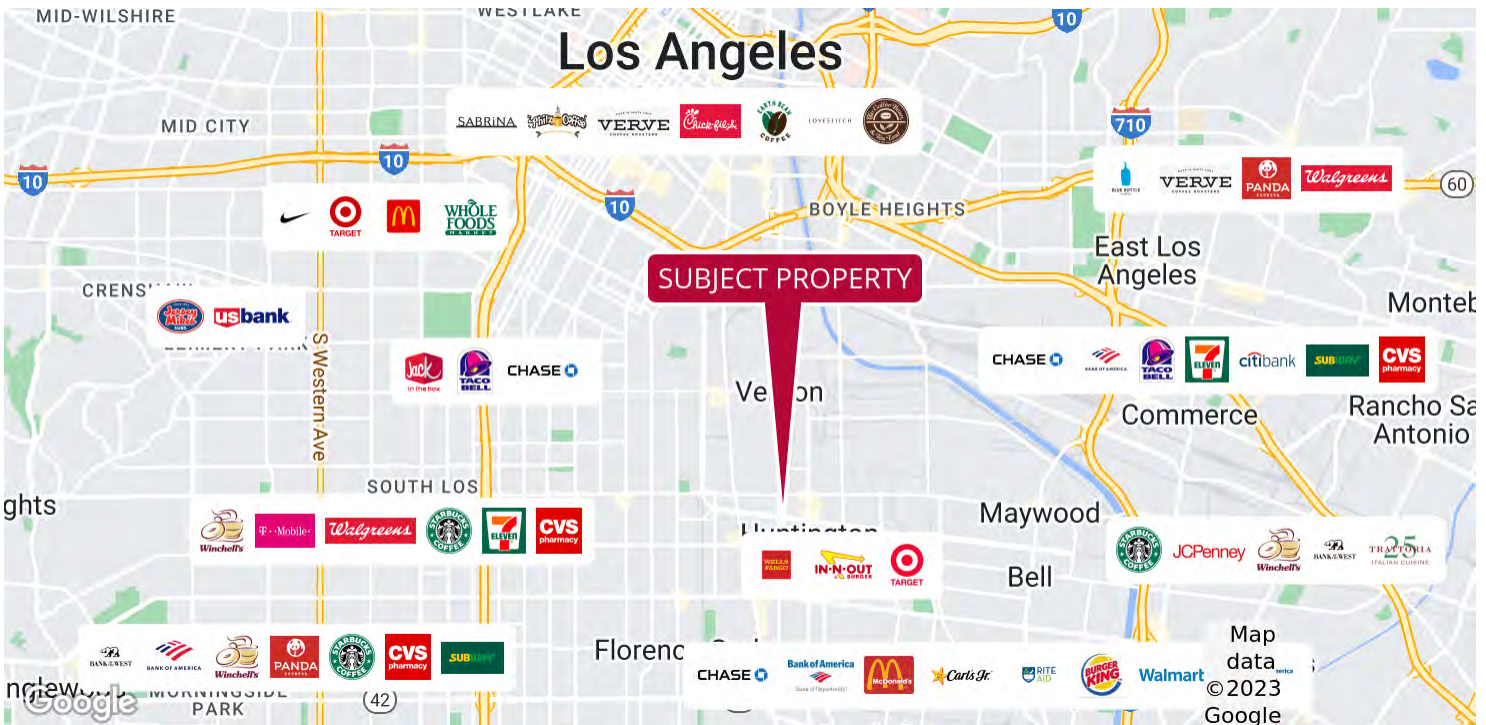


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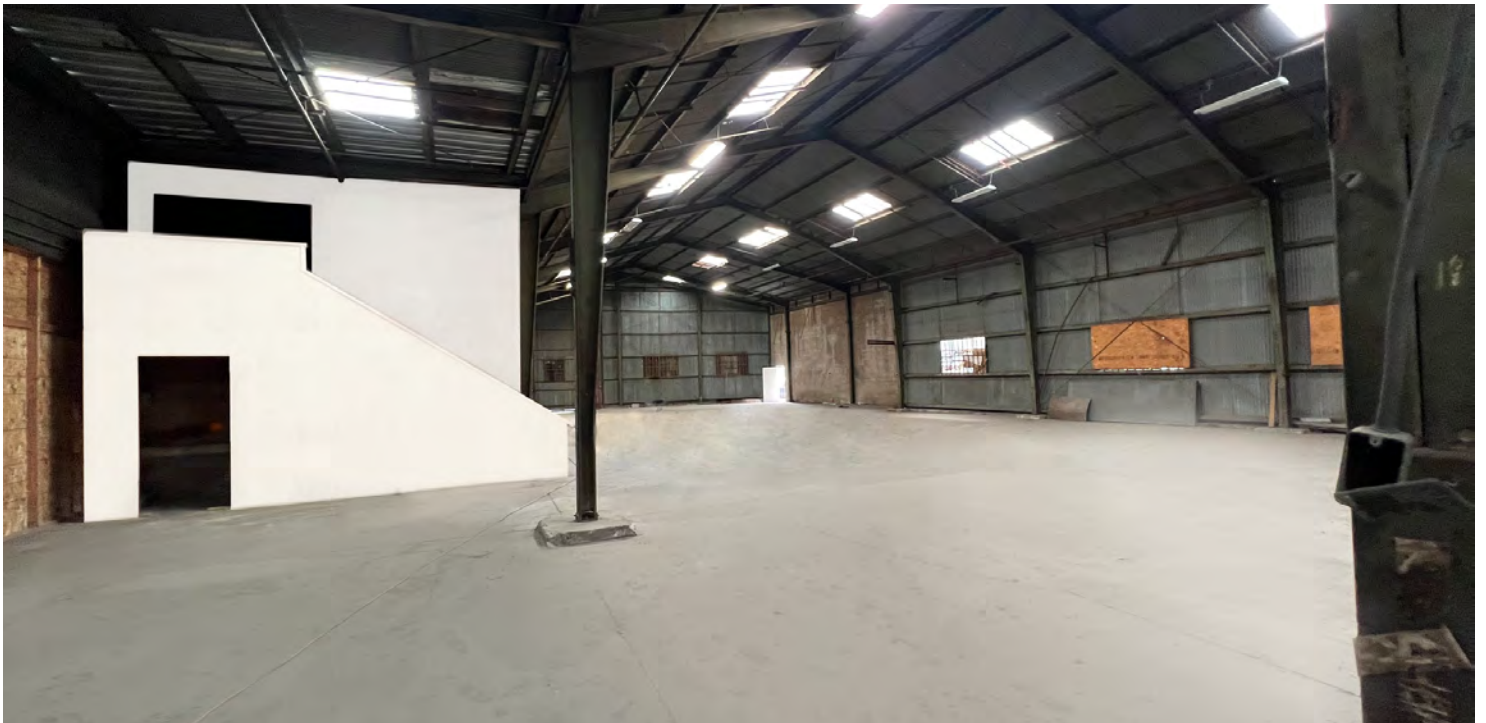
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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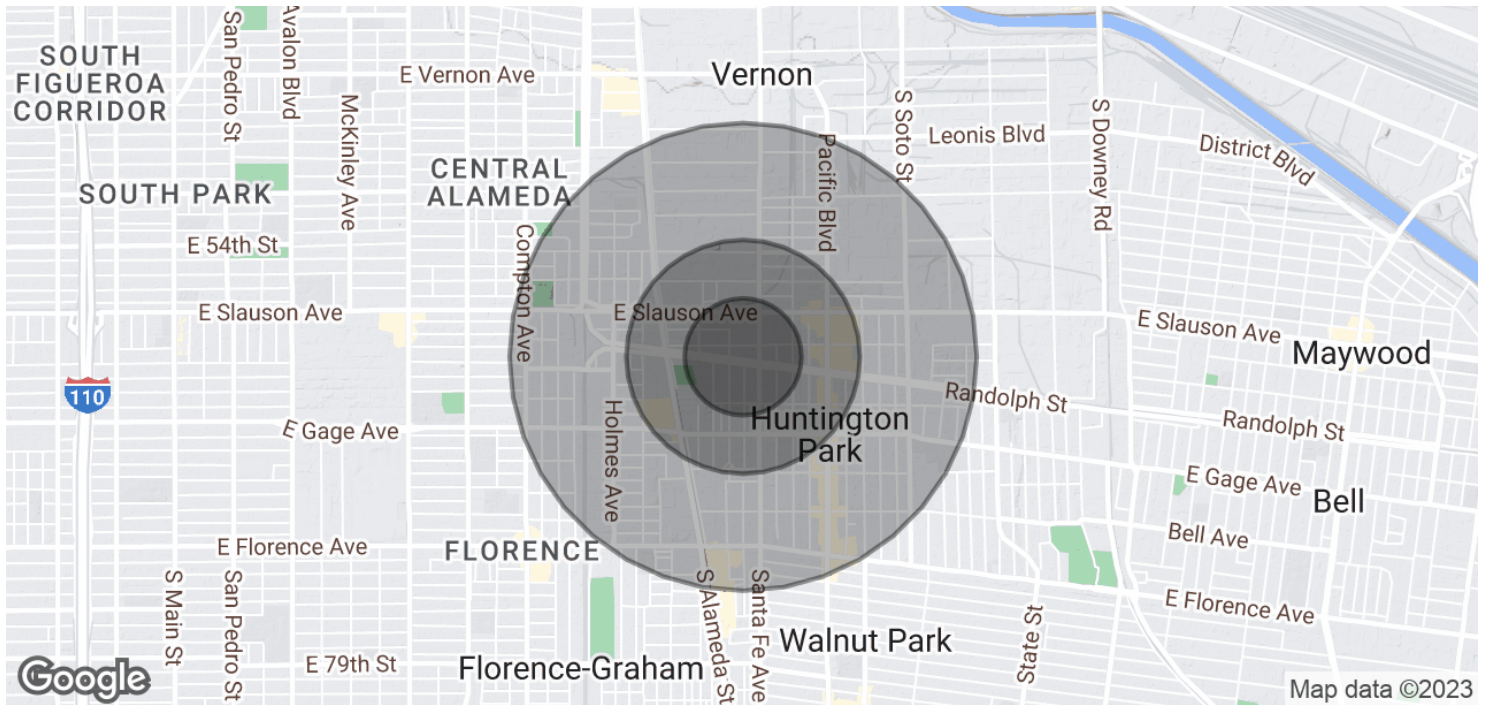
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## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,795	9,137	43,489
Median age	33.6	32.2	31.1
Median age (Male)	32.6	32.8	31.0
Median age (Female)	35.9	31.5	31.9

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Randolph St	Cottage St SW	7,781	2022	0.11 mi
Santa Fe Ave	Belgrave Ave S	26,262	2022	0.13 mi
Randolph St	Malabar St W	8,972	2022	0.24 mi
E Slauson Ave	Malabar St E	31,138	2022	0.25 mi

\* Traffic count data derived from CoStar

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