



Address: 1320 S Santa Fe Ave, Compton, CA 90221
Cross Streets: S Santa Fe Ave/Johnson Ave

Low Coverage Site / Ideal for Contractors or Service Providers
 Drive Through Building with High Clearance Doors
 Rare 3:1+ Land Ratio w/ Secure Yard
 Bonus Mezzanine Space

Sale Price:	\$2,950,000.00	Sprinklered:	No	Office SF / #:	400 SF
Sale Price/SF:	\$470.95	Clear Height:	16'	Restrooms:	1
Available SF:	6,264 SF	GL Doors/Dim:	2 / 16' x 14.5'	Office HVAC:	
Prop Lot Size:	0.48 Ac / 21,040 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:	\$37,600 / 2024	A: 400 V: 240 O: 3 W: 4		Include In Available:	No
Yard:	Fenced	Construction Type:	Masonry	Unfinished Mezz:	1,200 SF
Zoning:	ML	Const Status/Year Blt:	Existing / 1963	Include In Available:	No
		Whse HVAC:		Possession:	COE
		Parking Spaces:	/ Ratio:	Vacant:	N/A
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Manufacturing	Market/Submarket:	Gardena/North Compton
				APN#:	6164017041
Listing #:	41240644	Listing Date:	10/10/2024		