

Daum Commercial

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

Available SF 5,245 SF

Industrial For Sale

Building Size 5,245 SF



**Address:** 818 & 820 W Hyde Park Blvd, Inglewood, CA 90302

**Cross Streets:** W Hyde Park Blvd/La Cienaga Blvd

5,245 SF Available on a 13,944 SF Lot  
Ground Level Loading  
Private Fenced Yard / Abundant Parking  
Close LAX Proximity / Easy (405) Freeway Access  
Leased Through 12/31/2026

**Sale Price:** \$2,250,000.00  
**Sale Price/SF:** \$428.98  
**Available SF:** 5,245 SF  
**Prop Lot Size:** 0.32 Ac / 13,944 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 11'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 400 V: 0: W:**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1961

**Whse HVAC:**  
**Parking Spaces:** 0 / **Ratio:**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,400 SF  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** LAX Area  
**APN#:** 4018001006,4018001033,40

**Listing Company:** Daum Commercial  
**Agents:** [Jack Stone 310-538-6722](#), [Dustin Hullinger 949-341-4514](#), [Michael Collins 714-345-1014](#)

**Listing #:** 42505273

**Listing Date:** 05/02/2025

**FTCF:** CB000N000S000

**Notes:** APN's: 4018-001-006, -005. This is an investment property. Tenant's lease expires 12/31/2026. 2025 Rent: \$8,195/month Gross.

