

± 30,992 SF BUILDING FOR SALE | ± 19,575 SF AVAILABLE FOR LEASE

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N. Stanford Avenue

LOS ANGELES | CALIFORNIA

PROPERTY HIGHLIGHTS



±30,992 SF Building Size



±2,000 SF Office Space



±63,032 SF (±1.45 Acres) Lot Size



12'-22' Clear Height



5 Ground Level Doors



30 Parking Spaces



800A, 480V, 3 Phase



Large Fenced Yard



Owner-User Opportunity with Short-Term in Place Lease Income

± 19,575 SF Part of Larger Available for Lease at \$0.92 PSF Gross





N. Stanford /enue LOS ANGELES | CALIFORNIA

PROPERTY DETAILS



± 19,575 SF Back Unit

Vacant/ Available for Lease:

- · 22' Clear
- 400 Amps 480V±600 SF Office Space
- 4 ground load doors



± 9,917 SF Back Unit

Tenant: G & C Mill, LLC

Leased through August 31, 2025 Rate \$14.200/Mo. Gross

Features:

- · 12' Clear
- · 800 Amps, 480V
- · 1 Ground Loading Door



± 33,000 SF Fenced Yard Space

Tenant: Port Asia Cargo Management, Inc.

Leased through August 31, 2025 Rate: \$16,000/mo. Gross

- Includes ± 1,500 SF of Interior Office Space
- Includes ± 1,600 SF of Covered Exterior Storage





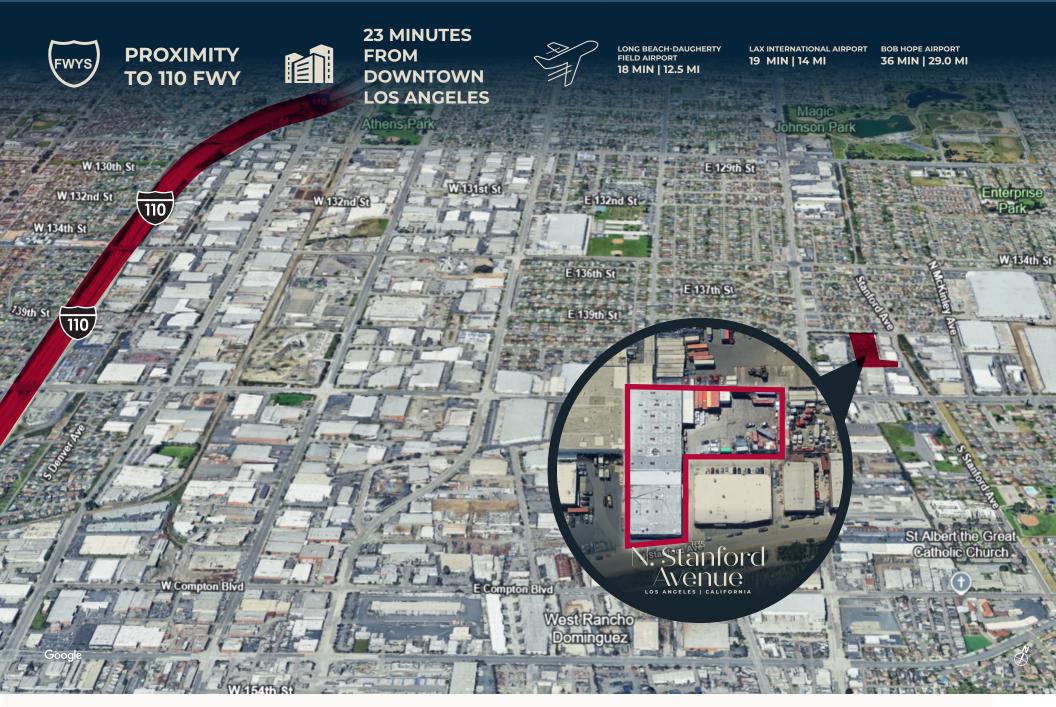
EXISTING SITE PLAN

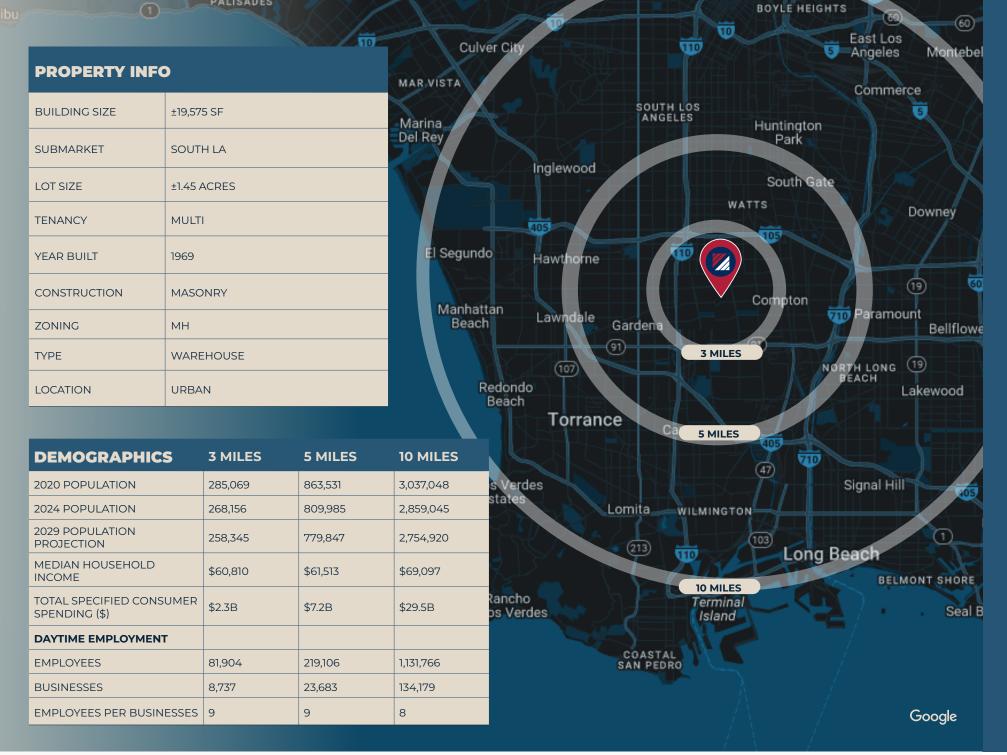




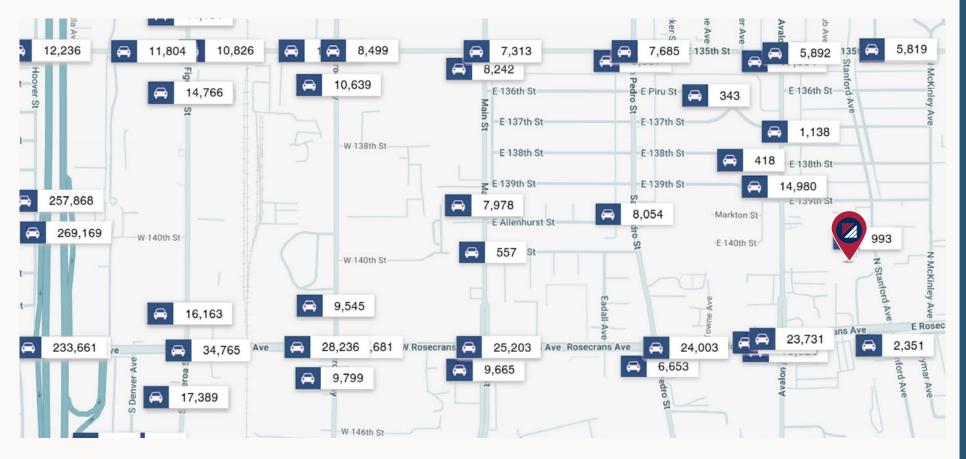


LOCATION



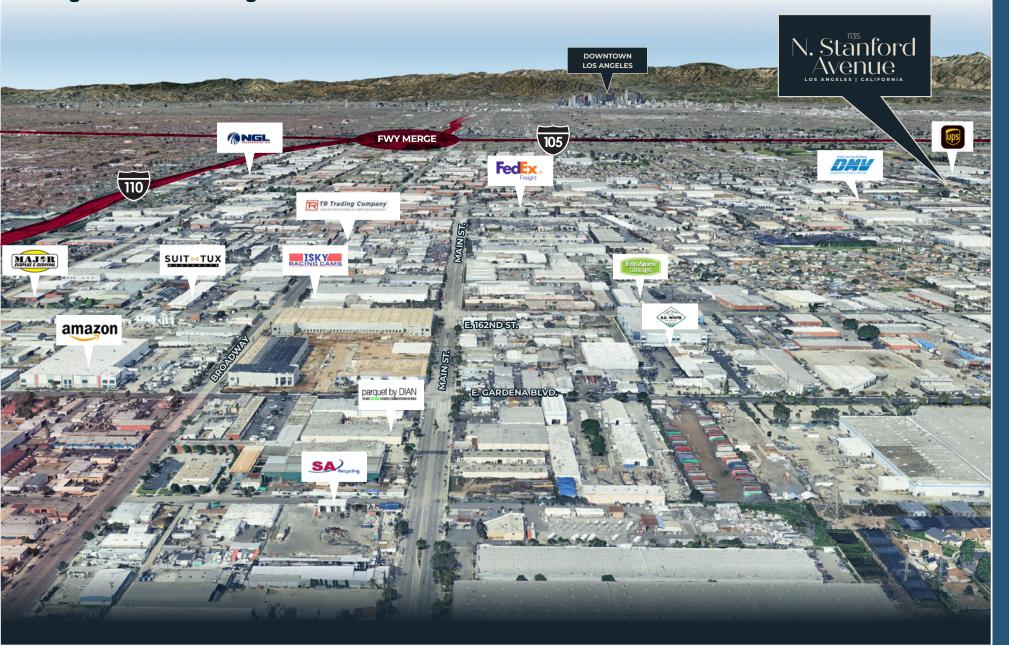






COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N STANFORD AVE	E ROSECRANS AVE S	983	2025	0.06 mi
S STANFORD AVE	E CHARRON PL S	2,331	2025	0.16 mi
E ROSECRANS AVE	AVALON BLVD W	23,731	2018	0.16 mi
AVALON BLVD	E 139TH ST S	14,986	2025	0.17 mi
E ROSECRANS AVE	AVALON BLVD E	20,405	2018	0.18 mi

Los Angeles serves as a pivotal hub for warehousing and logistics, primarily due to its proximity to major ports, airports, and interstate highways. The region offers a diverse range of warehousing solutions tailored to various business needs.



Stanford AVENUE LOS ANGELES | CALIFORNIA

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