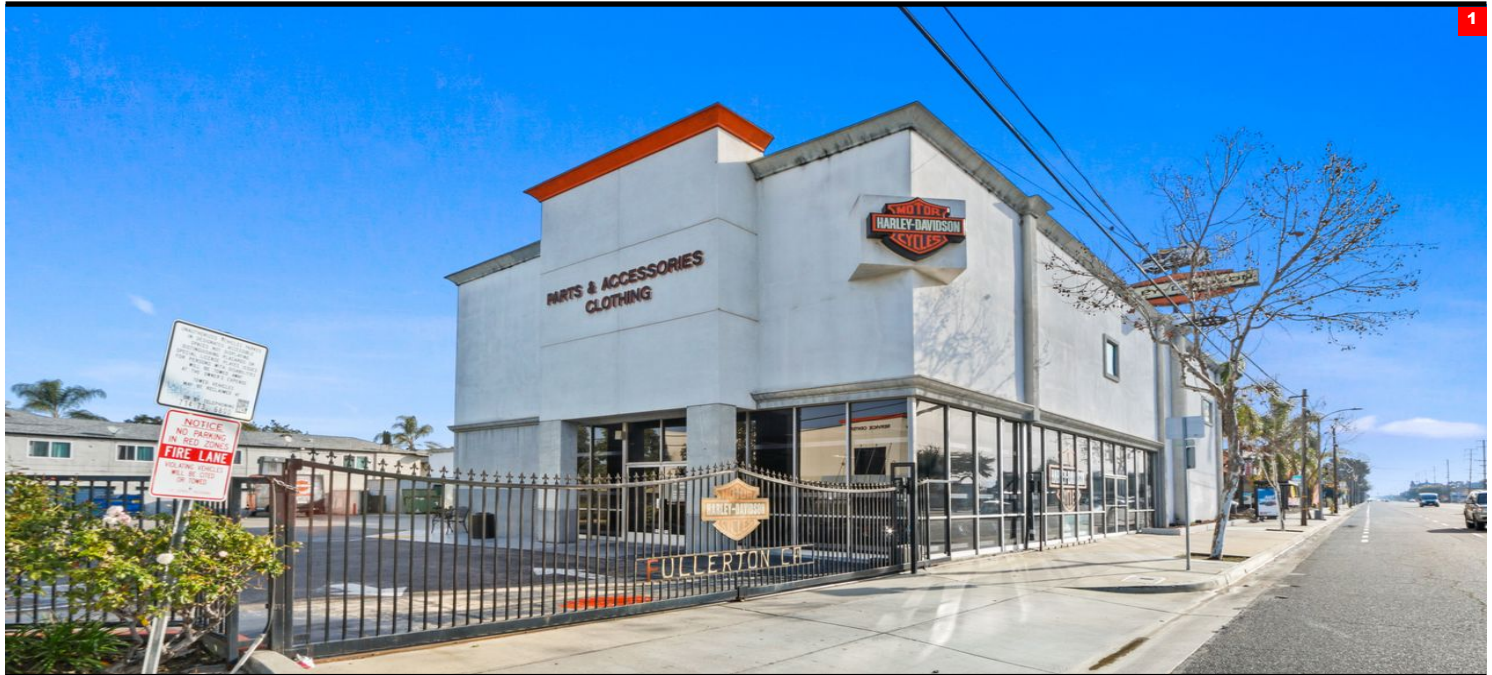


Available SF 15,064 SF

Industrial For Sale

Building Size 15,064 SF


Address: Harley-Davidson Office/Showroom Building, Fullerton, CA 92833

Cross Streets: Magnolia Ave/Gilbert St

Hard to Find Free Standing Building
 Design Can Accommodate Multiple Uses
 Secured, Gated Property
 Close Proximity to Santa Ana (5) & Riverside (91) Fwys
 Building Consists of 5,400 SF Ground Floor, 5,584 Service & Office

Sale Price:	\$5,100,000.00	Sprinklered:	Yes	Office SF / #:	4,080 SF / 1
Sale Price/SF:	\$338.56	Clear Height:	12'	Restrooms:	
Available SF:	15,064 SF	GL Doors/Dim:	2	Office HVAC:	
Prop Lot Size:	0.51 Ac / 22,307 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:		A: V: O: W:		Include In Available:	No
Yard:	Yes	Construction Type:		Unfinished Mezz:	0 SF
Zoning:	G-C	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
		Whse HVAC:		Possession:	COE
		Parking Spaces:	/ Ratio:	Vacant:	Yes
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Distribution	Market/Submarket:	OC North
				APN#:	071-323-38,071-323-40
Listing #:	41640219	Listing Date:	07/29/2024		

Available SF 15,688 SF

Industrial For Sale

Building Size 15,688 SF

2



Address: 715 Witmer St, Los Angeles, CA 90017
Cross Streets: Witmer St/7th St

Free Standing Building
 Existing Automotive Repair/Body and Paint Shop
 Provides Vehicle Access to the 2nd Level and Roof Level
 Permitted Spray Booth for Auto Body Repair
 Four Blocks West of Harbor (110) Freeway

Sale Price: \$2,790,000.00
Sale Price/SF: \$177.84
Available SF: 15,688 SF
Prop Lot Size: 0.19 Ac / 8,158 SF
Taxes:
Yard: No
Zoning: R3-1

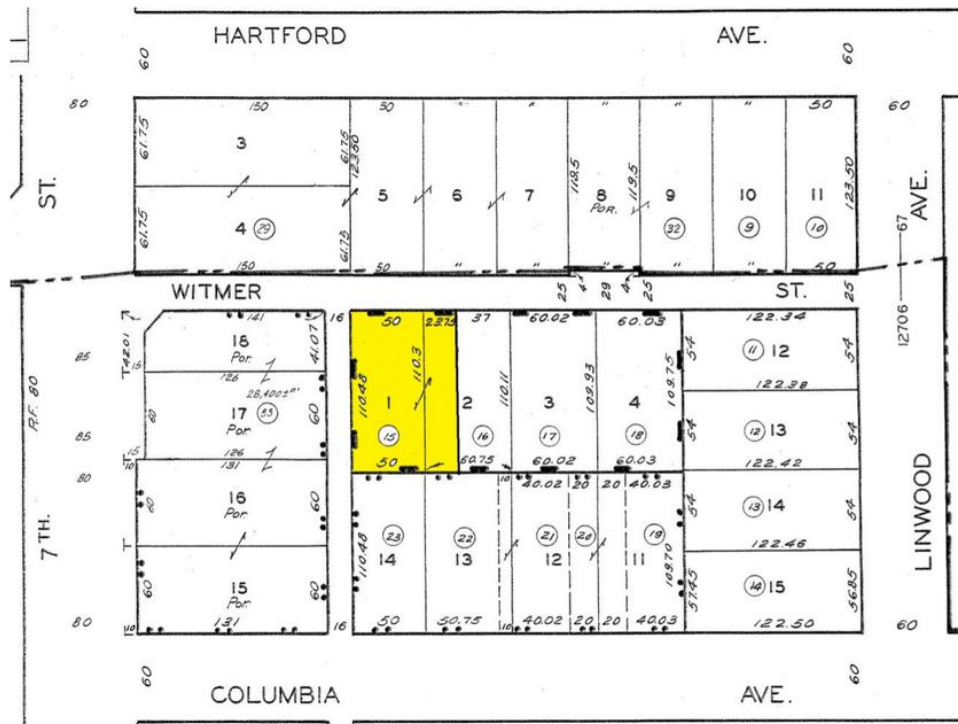
Sprinklered: Yes
Clear Height: 12'
GL Doors/Dim: 1 / 12'x10'
DH Doors/Dim: 0
A: 425 V: 240/480 O: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1927

Whse HVAC: No
Parking Spaces: 25 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Auto Repair

Office SF / #: 892 SF / 3
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz:
Include In Available: No
Unfinished Mezz:
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 5143-012-015

Listing #: 24387745

Listing Date: 03/23/2020



Available SF 16,092 SF

Industrial Investment For Sale

Building Size 16,092 SF


Address: 22017-22029 S Figueroa St (Portfolio), Carson, CA 90745

Cross Streets: S Figueroa St/W 220th St

Prime 110 Freeway Identity at an On/Off Ramp
 Current Commercial Uses Include Office,
 Retail, Automotive, and Contractor's Yard
 Most Tenants on MTM Leases
 Abundant Parking
 Cell Tower Lease Income Included

Sale Price: \$9,022,395.00
Sale Price/SF: \$560.68
Available SF: 16,092 SF
Prop Lot Size: 0.89 Ac / 38,668 SF
Taxes: \$6,984 / 2024
Yard: Fenced/Paved
Zoning: CG

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 200 V: 220 O: 3 W: 4
Construction Type: Framed
Const Status/Year Blt: Existing / 1947R96

Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 3.0:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 5,424 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 5,424 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7341-001-083,7341-001-09

Listing #: 41885834

Listing Date: 02/06/2025

Available SF 16,092 SF

Industrial For Sale

Building Size 16,092 SF


Address: 22017-22029 S Figueroa St (Portfolio), Carson, CA 90745

Cross Streets: S Figueroa St/W 220th St

Prime 110 Freeway Identity at an On/Off Ramp
 Current Commercial Uses Include Office,
 Retail, Automotive, and Contractor's Yard
 Most Tenants on MTM Leases
 Abundant Parking
 Cell Tower Lease Income Available

Sale Price: \$4,425,300.00
Sale Price/SF: \$275.00
Available SF: 16,092 SF
Prop Lot Size: 0.89 Ac / 38,668 SF
Taxes: \$6,984 / 2024
Yard: Fenced/Paved
Zoning: CG

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 200 V: 220 O: 3 W: 4
Construction Type: Framed
Const Status/Year Blt: Existing / 1947R96

Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 3.0:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 5,424 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 5,424 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7341-001-083,7341-001-09

Listing #: 41874095

Listing Date: 02/05/2025

Available SF 19,180 SF

Industrial For Sale

Building Size 19,180 SF


Address: 548 E 31st St & 3021 San Pedro St (Portfolio), Los Angeles, CA 90011

Cross Streets: San Pedro St/E 31st St

Free Standing Building
 Optimized Lot for Industrial Use
 LAMR1 Zoning for Light Industrial Use
 Prime Central Los Angeles Location
 Quick Access to 10, 110, and 5 Freeways
 Functional Outdoor Loading, Parking & Storage

Sale Price: \$5,178,600.00
Sale Price/SF: \$270.00
Available SF: 19,180 SF
Prop Lot Size: 0.61 Ac / 26,584 SF
Taxes:
Yard: Yes
Zoning: MR1

Sprinklered:
Clear Height: 14'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: V: O: W:
Construction Type:
Const Status/Year Blt: Existing / 1943

Whse HVAC:
Parking Spaces: 20 / **Ratio:** 1.04:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #:
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5120-019-029,5128-014-02

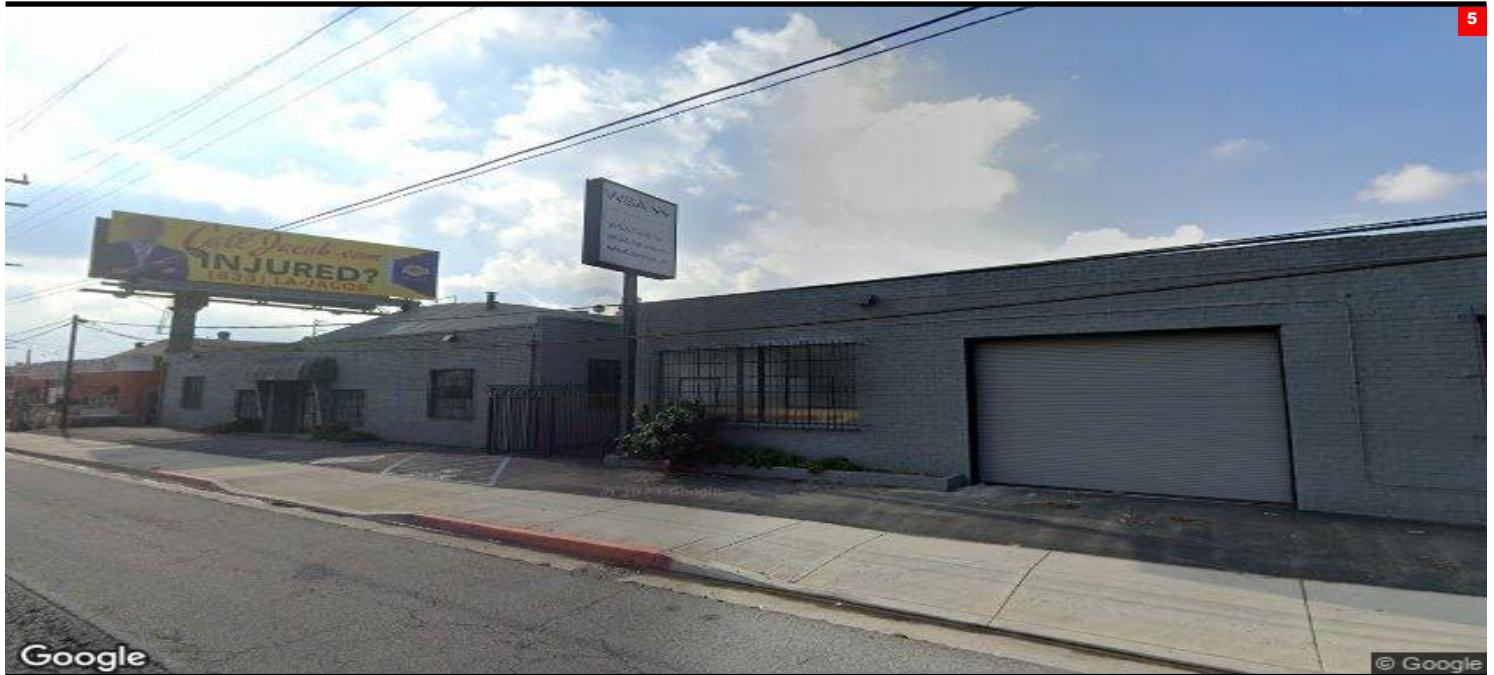
Listing #: 42822906

Listing Date: 06/20/2025

Available SF 19,340 SF

Industrial For Sale

Building Size 19,340 SF


Address: 10301-10311 La Cienega Blvd, Los Angeles, CA 90045

Cross Streets: La Cienega Blvd/W 104th St

(2) Free Standing Buildings
 Fully Permitted For Automotive Use
 Composed of Two Side by Side Buildings
 Equipped w/New Spray Booths, Car Lifts, Heavy Power
 Excellent Adjacent 405 Fwy Location
 Outstanding Ingress/Egress From La Cienega Blvd & Glasgow Pl

Sale Price: \$8,683,660.00
Sale Price/SF: \$449.00
Available SF: 19,340 SF
Prop Lot Size: 0.69 Ac / 30,007 SF
Taxes:
Yard: Fenced/Paved
Zoning: M2-1

Sprinklered:
Clear Height: 12' - 16'
GL Doors/Dim: 6
DH Doors/Dim: 0
A: 400 V: TBD O: 3 W: TBD
Construction Type:
Const Status/Year Blt: Existing / 1950
Whse HVAC: No
Parking Spaces: 33 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: TBD
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4129-031-001, 4129-031-00

Listing #: 43255753

Listing Date: 08/28/2025

Available SF 22,360 SF

Industrial For Sale

Building Size 22,360 SF



Property Name: The Center For The Arts A.K.A. The Vortex
Address: 2345 E Olympic Blvd, Los Angeles, CA 90021
Cross Streets: S Santa Fe Ave/E Olympic Blvd

Approved Multi-Use Events/Performance/Production Space w/ ±400 Person Occupancy Capacity
 4 Artist in Residence Units & Coffee Shop/Cafe
 ±16' Minimum Clearance w/ Soaring Wood Trusses
 800 Amps of Distributed and Separately Metered Power
 Short Walk to Many Amenities & Immediate Freeway Access
 Attractive Seller Financing Available @ 3.875% - Call Broker

Sale Price: \$12,950,000.00
Sale Price/SF: \$579.16
Available SF: 22,360 SF
Prop Lot Size: 0.48 Ac / 21,010 SF
Taxes: \$33,768
Yard: No
Zoning: M3-1-RIO

Sprinklered: Yes
Clear Height: 16'
GL Doors/Dim: 4 / (3) 16 x 16; (1) 12 x 14
DH Doors/Dim: 0
A: 800 V: 480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1923R10

Whse HVAC:
Parking Spaces: 3 / Ratio: 0.1:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 800 SF / 3
Restrooms: 8
Office HVAC: None
Finished Ofc Mezz: 2,350 SF
Include In Available: Yes
Unfinished Mezz:
Include In Available:
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5167-001-039

Listing #: 25822497

Listing Date: 04/16/2021



Available SF 26,615 SF

Industrial For Sale

Building Size 26,615 SF


Address: 5519 Jillson St, Commerce, CA 90040

Cross Streets: Eastern Ave/Washington Bl

Motivated Seller

Clean Well-Maintained Industrial Structures
 Split Into Multiple Units - Well-Suited for Partial Owner/User.
 Adjacent to City of Commerce Civic Center
 Within City of Commerce Housing Opportunity Overlay
 Prime Commerce Location - Close to 5, Vernon

Sale Price: \$8,500,000.00
Sale Price/SF: \$319.37
Available SF: 26,615 SF
Prop Lot Size: 1.24 Ac / 53,946 SF
Taxes: \$74,878 / 2023
Yard: Fenced/Paved
Zoning: M2

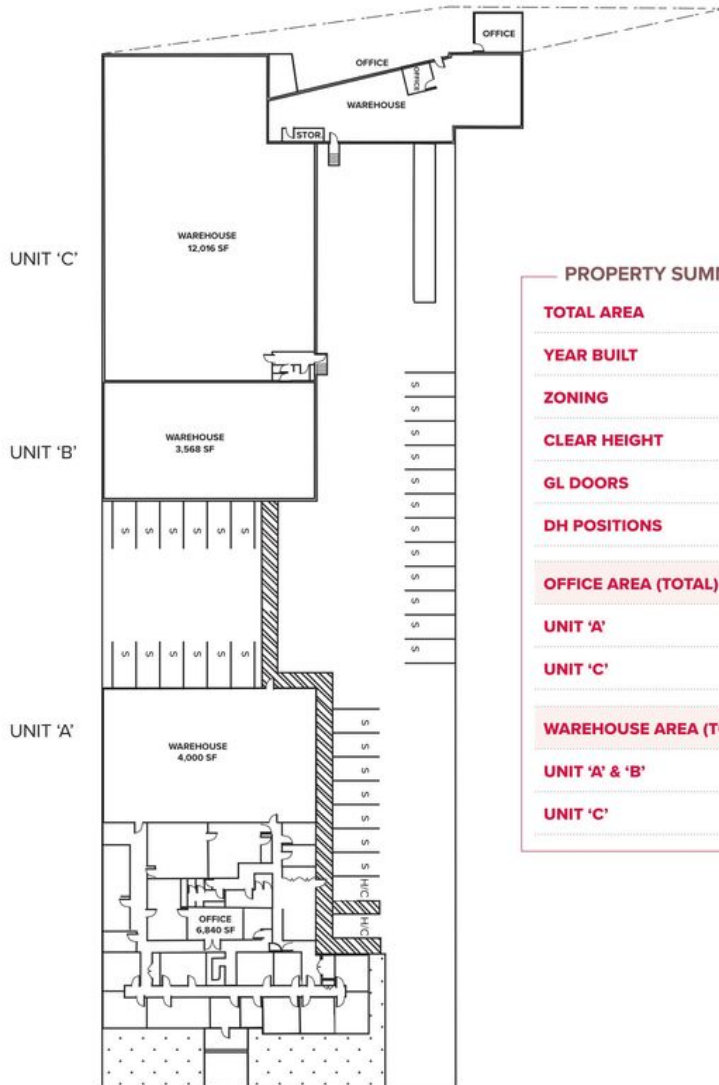
Sprinklered: Yes
Clear Height: 12' - 18'
GL Doors/Dim: 4 / (19'x11' - 10'11')
DH Doors/Dim: 2 / 12'x12'
A: 1000 V: 277/480 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1952

Whse HVAC: No
Parking Spaces: 37 / **Ratio:** 1.39:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #:
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6335-025-004

Listing #: 40060993

Listing Date: 04/03/2024

FOR SALE - 5519 Jillson St
SITE PLAN

PROPERTY SUMMARY

TOTAL AREA	±26,794 SF
YEAR BUILT	1952
ZONING	CMM2
CLEAR HEIGHT	12' - 18'
GL DOORS	4 (19' x 11' - 10' x 11')
DH POSITIONS	2 (12' x 12')
OFFICE AREA (TOTAL)	±7,210 SF
UNIT 'A'	±6,840 SF
UNIT 'C'	±370 SF
WAREHOUSE AREA (TOTAL)	±19,584 SF
UNIT 'A' & 'B'	±7,568 SF
UNIT 'C'	±12,016

SEHYUNG KIM

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Available SF 28,416 SF

Industrial Condo For Sale

Building Size 28,416 SF



Address: 936 E 31st St, Los Angeles, CA 90011
Cross Streets: E 31st St/Central Ave

Next to Central Ave. & 31st Corner
 2002 Concrete Tilt-Up Construction
 24 ft-26ft Ceiling -- 35 Parking Spaces
 1,200 Amps of 3 Phase Power
 Excellent Warehouse/Manufacturing Facility
 5 Mins to Fashion District

Sale Price: \$10,570,000.00
Sale Price/SF: \$371.97
Available SF: 28,416 SF
Prop Lot Size: 0.96 Ac / 41,601 SF
Taxes: \$97,749 / 2024
Yard: Fenced/Paved
Zoning: MR1

Sprinklered: No
Clear Height: 24' - 26'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 1200 V: 480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2002

Whse HVAC: No
Parking Spaces: 35 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,500 SF
Restrooms: 6
Office HVAC: Heat & AC
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: CBD
APN#: 5114-021-045

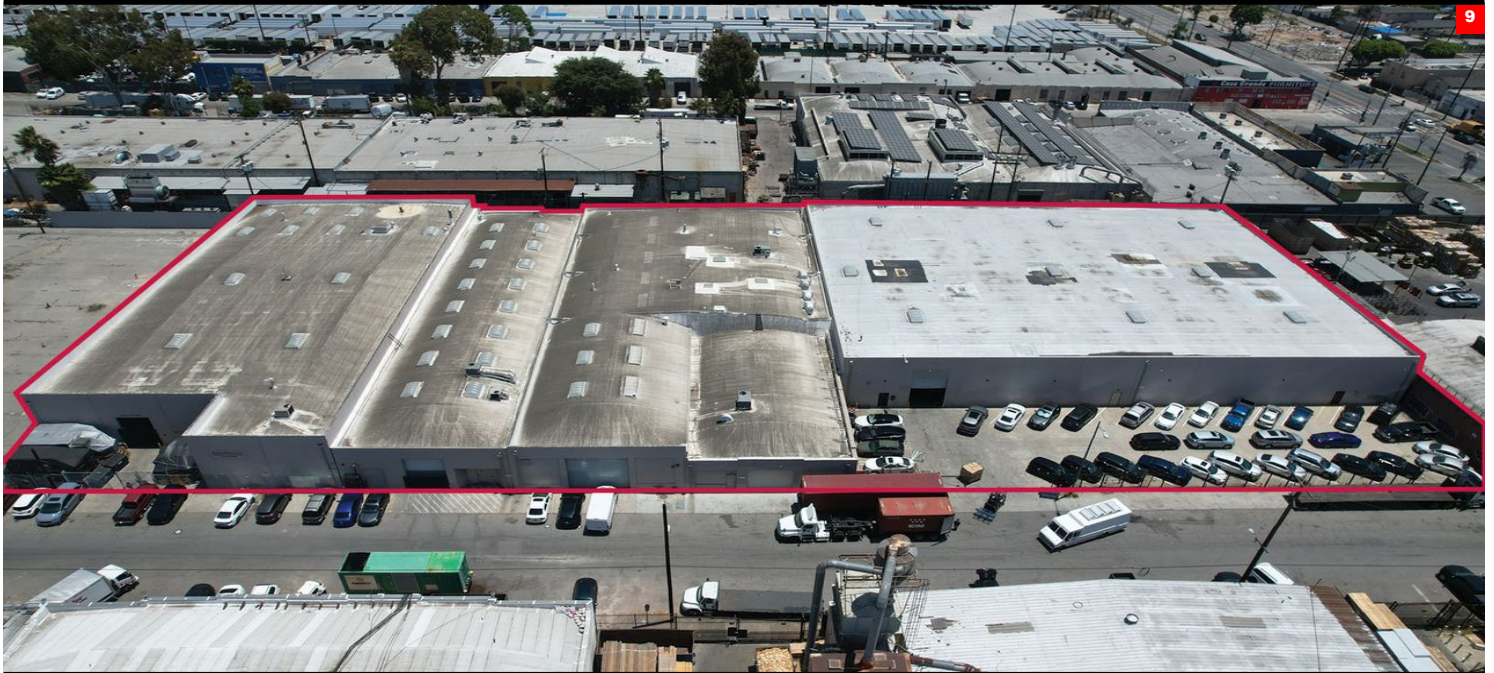
Listing #: 42042263

Listing Date: 03/04/2025

Available SF 81,706 SF

Industrial For Sale

Building Size 81,706 SF


Address: 6920-7020 Stanford Ave, Los Angeles, CA 90001

Cross Streets: N Florence Ave / Stanford Ave

First Time on The Market
 Four Building Portfolio Separately Metered
 South Los Angeles Industrial Tract
 Brick/Tilt-Wall

Sale Price: \$15,524,140.00
Sale Price/SF: \$190.00
Available SF: 81,706 SF
Prop Lot Size: 2.32 Ac / 101,256 SF
Taxes: \$292,231 / 2024
Yard: Fenced/Paved
Zoning: MR2-1

Sprinklered: Yes
Clear Height: 16'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 400 V: 240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing

Whse HVAC:
Parking Spaces: 0 / **Ratio:** 0.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

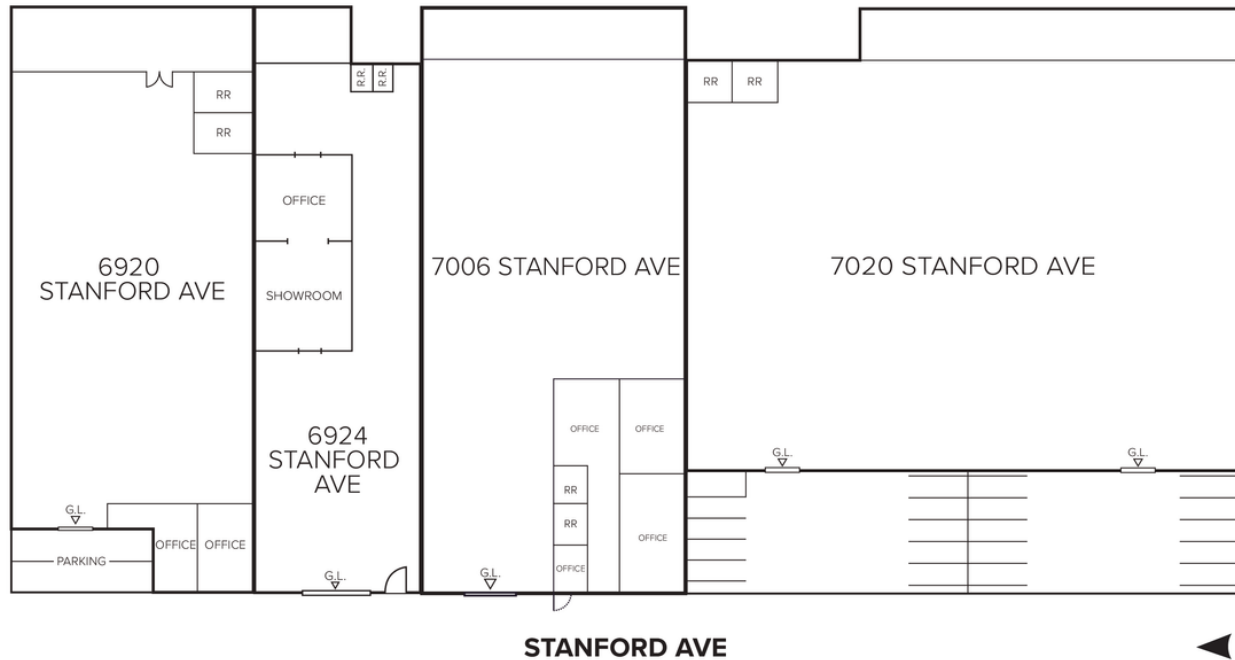
Office SF / #: 6,504 SF
Restrooms: 8
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6007-016-015

Listing #: 42830132

Listing Date: 06/23/2025

±81,706 SF INDUSTRIAL BUILDINGS AVAILABLE

6920-7020 STANFORD AVE | LOS ANGELES, CA 90001



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

FOR MORE INFORMATION, PLEASE CONTACT

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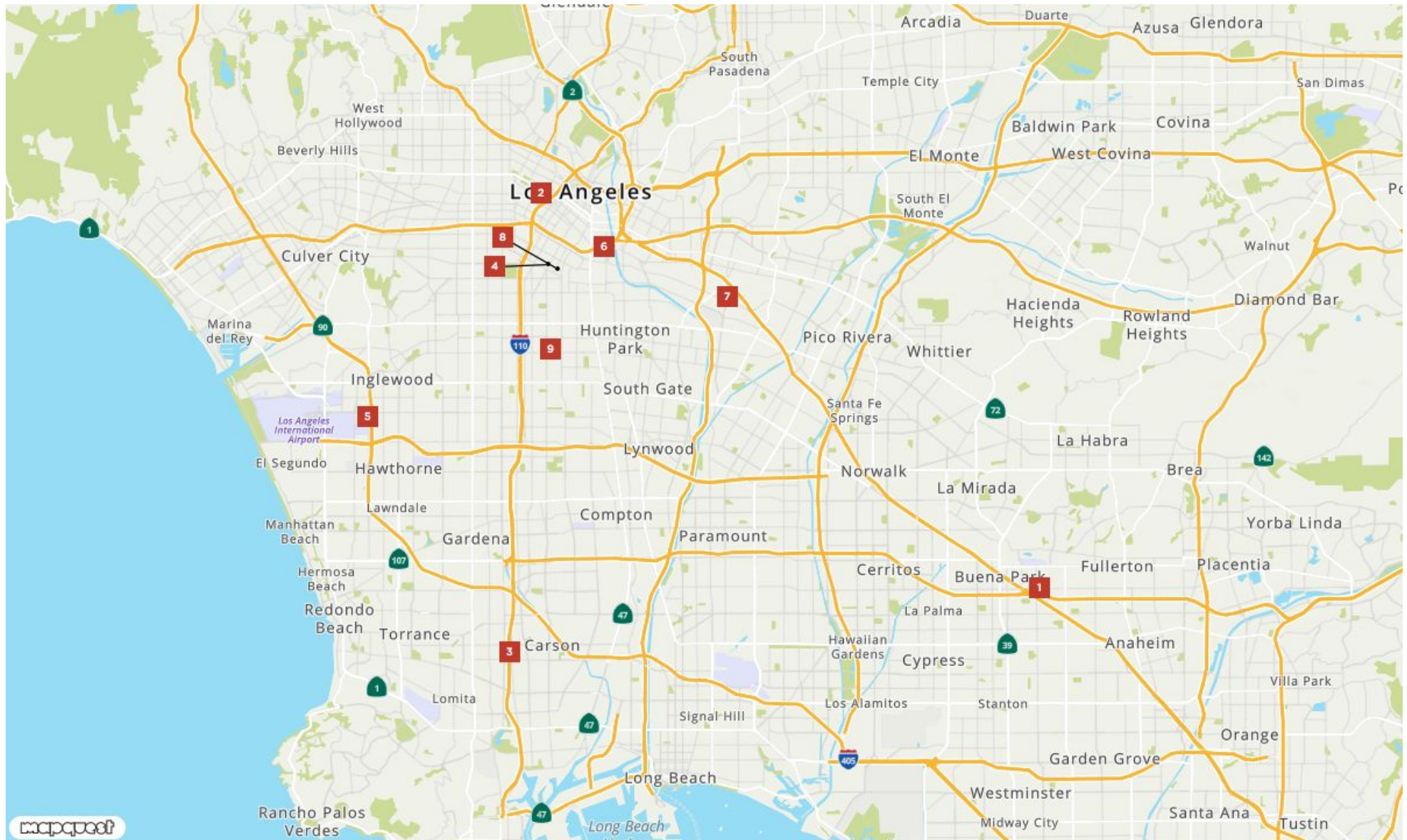
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My Report



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Jeffery Turek
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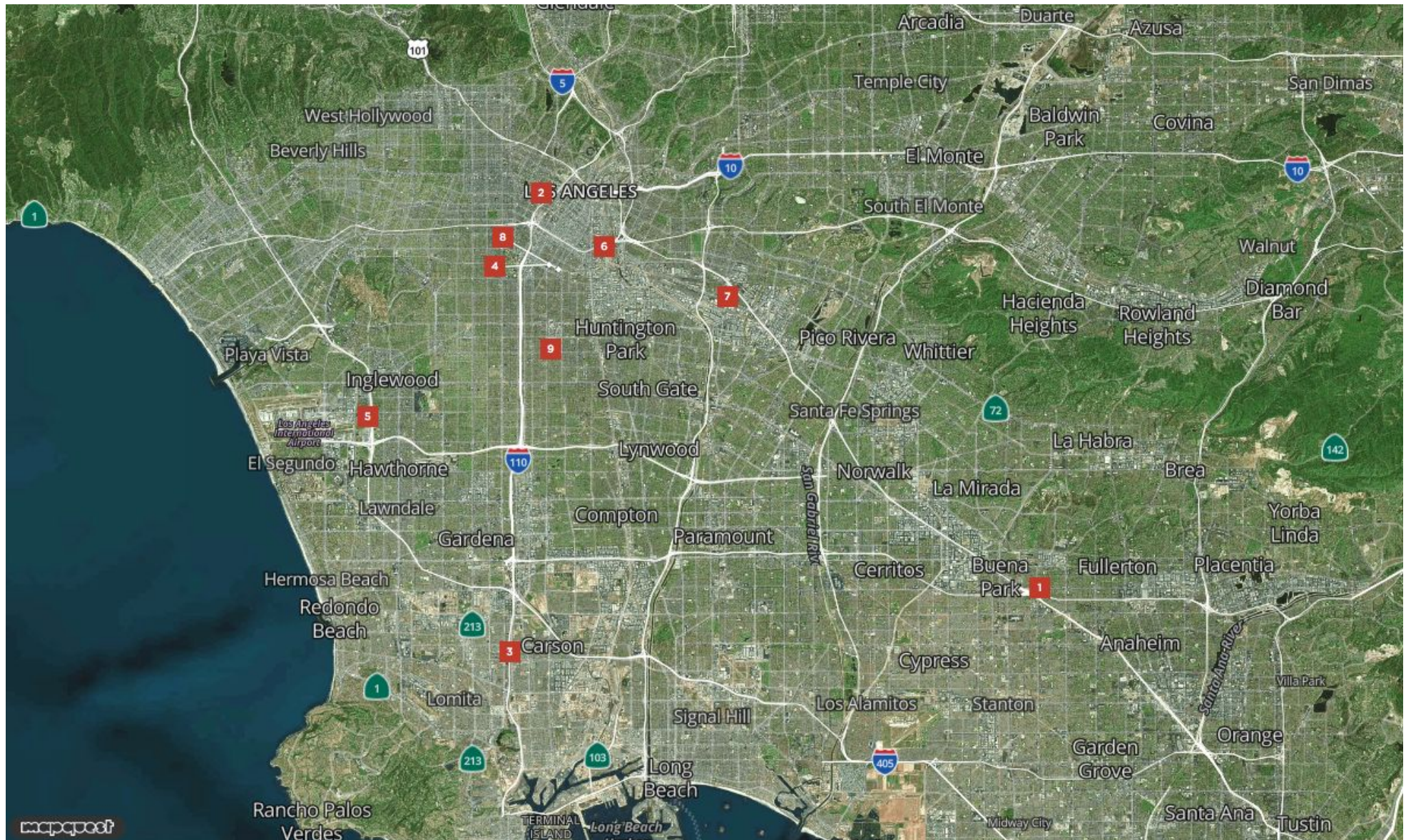


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