

INDUSTRIAL PROPERTY FOR SALE

Light Manufacturing/Warehouse Ideal for Owner/User

5,948± SF Building on 9,335± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



12637 S MAIN STREET, LOS ANGELES, CA 90061

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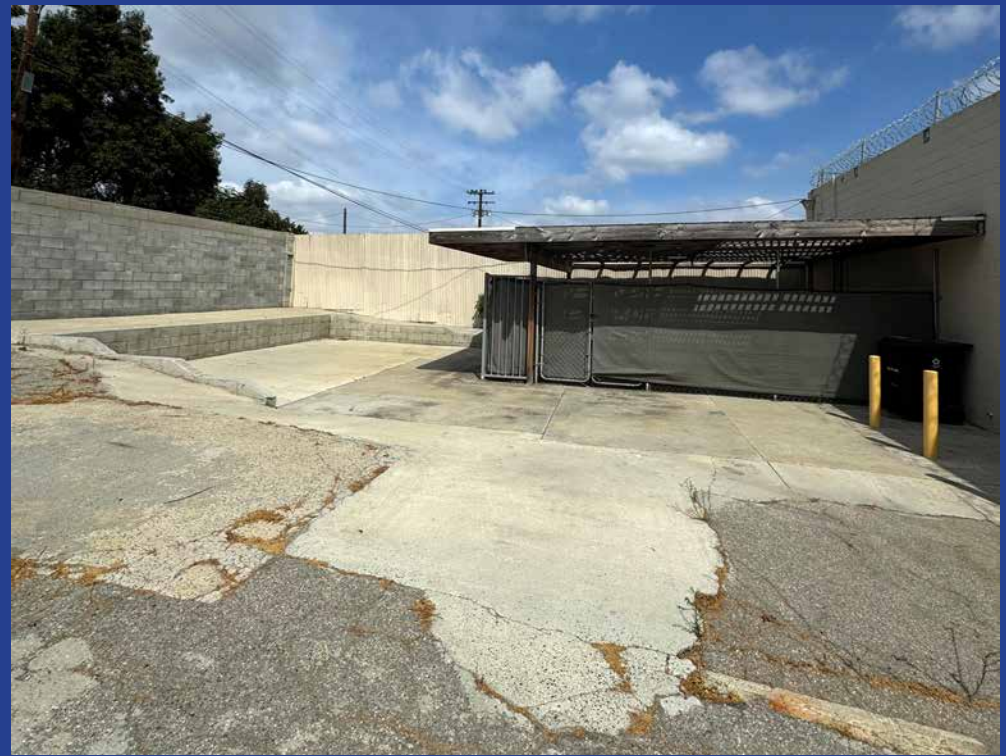
Property Details

Building Area:	5,948± SF
Land Area:	9,335± SF
Year Built:	1962
Stories:	1
Construction:	Masonry
Clear Height:	12'-15'
Ground Level Loading Doors:	1: 8x10
Power:	800A/240V/3Ph 4W
Restrooms:	2 (Refurbished)
Parking:	10± Surface Spaces
Zoning:	LC M1
Assessor's Parcel #:	6132-035-017
Traffic Count:	8,474 Vehicles Per Day (2022)

Property Highlights

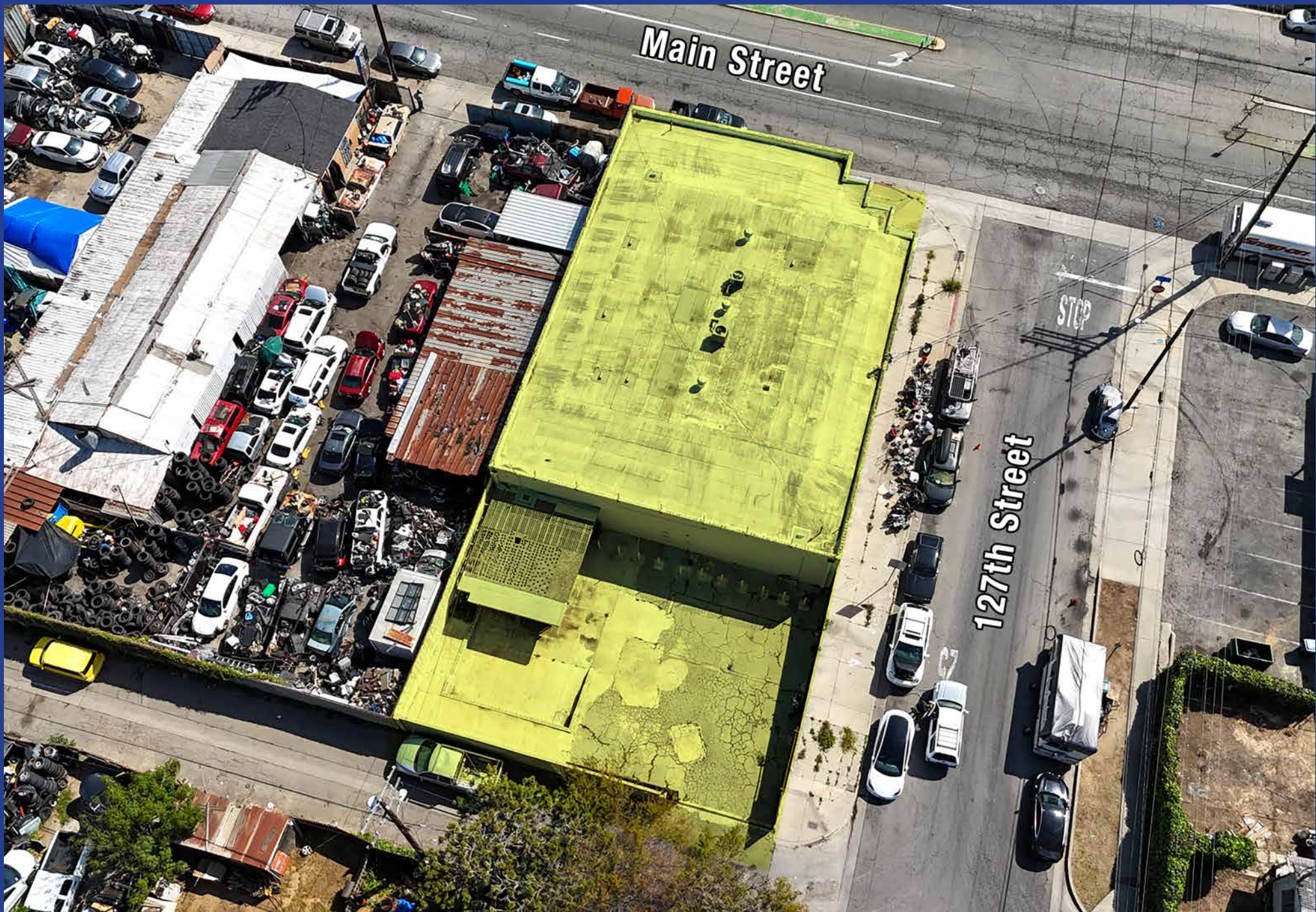
- Prime owner/user purchase opportunity
- Industrial facility ideal for light manufacturing or warehouse use
- Great South Los Angeles location at the northwest corner of Main Street and 127th Street
- New electrical (including sensor lights), new HVAC units, reinforced CMU walls (concrete was poured in the CMU walls)
- Heavy power service and ground level loading door
- Small office area
- Includes secure, gated parking for 10± vehicles and outside storage enclosure
- Excellent signage and exposure
- One block north of El Segundo Blvd and five blocks east of the Harbor (110) Freeway

Call Broker For More Information
Seller Financing Available





Aerial Photo



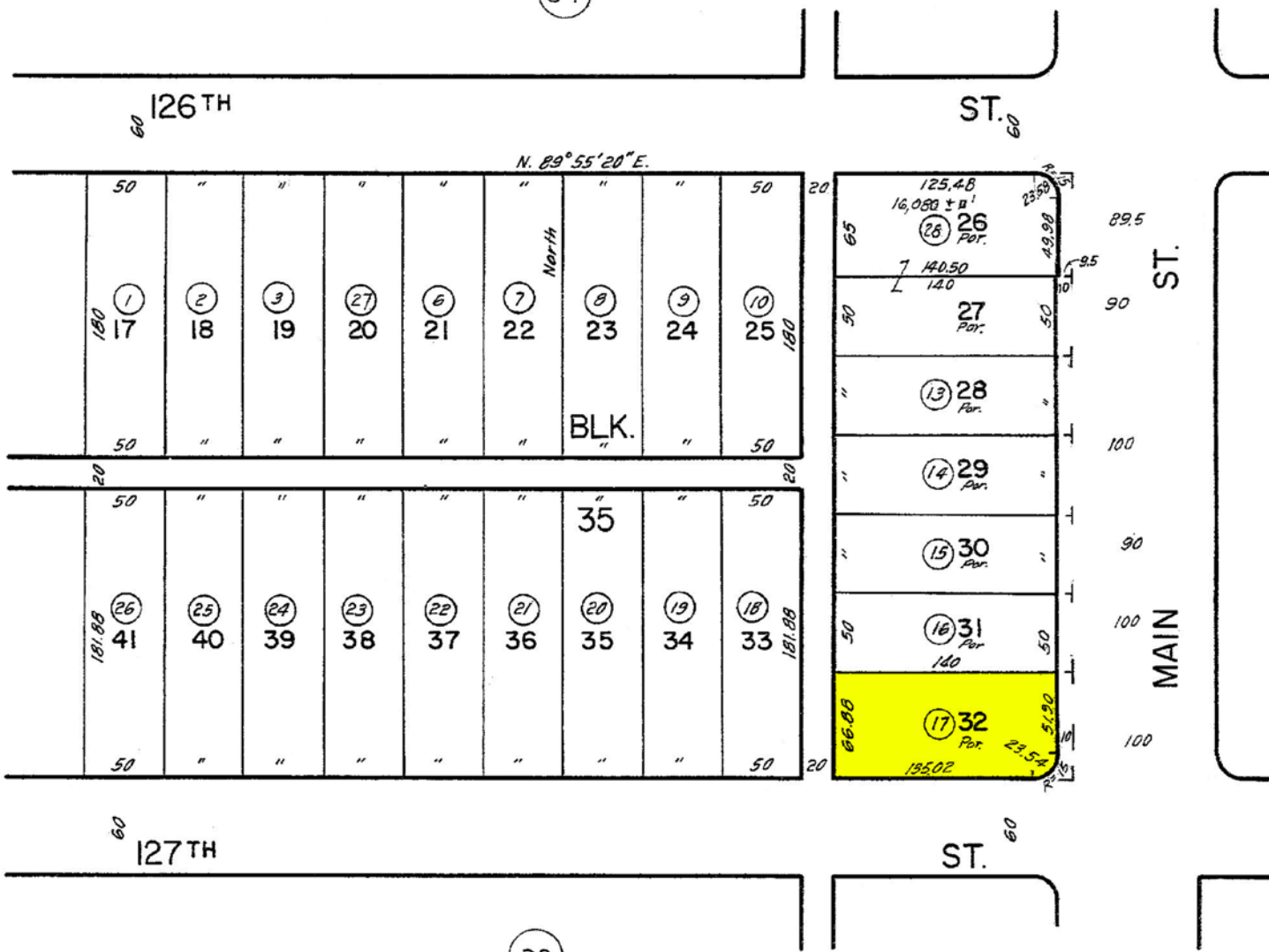
Plat Map



36

34

N. 89° 55' 20" E.



BK. 6086

ATHENS SUBDIVISION NO. 4

M.B. 12-114-115

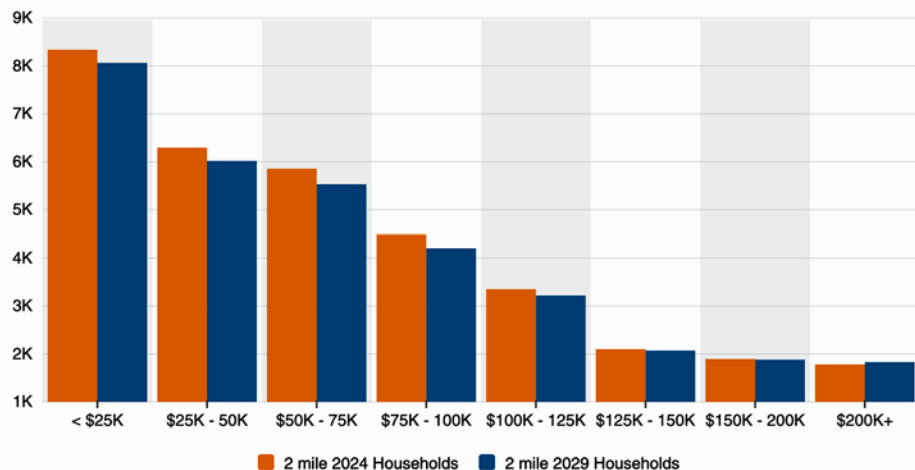
CODE 1375

Area Map

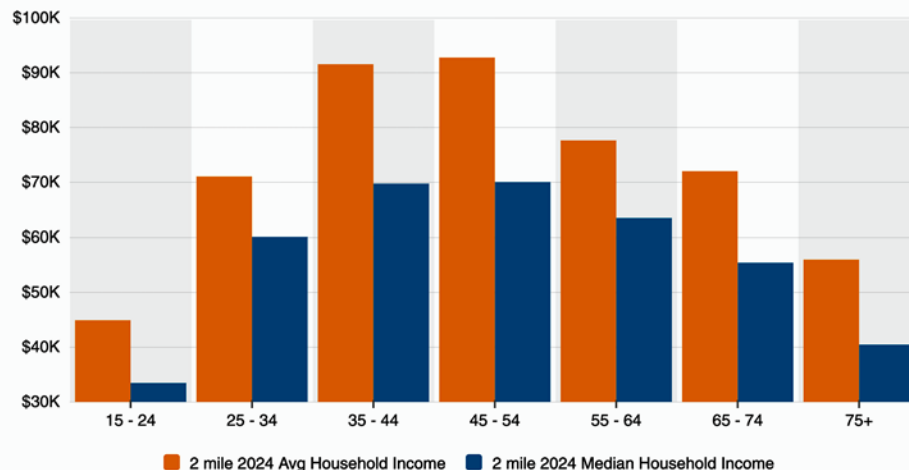


Neighborhood Demographics

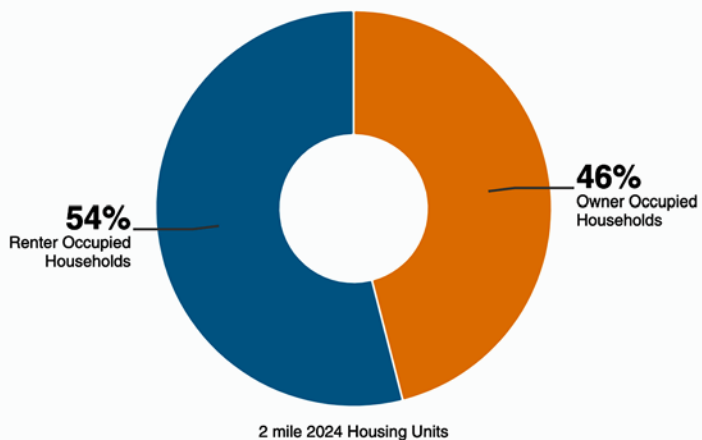
Household Income



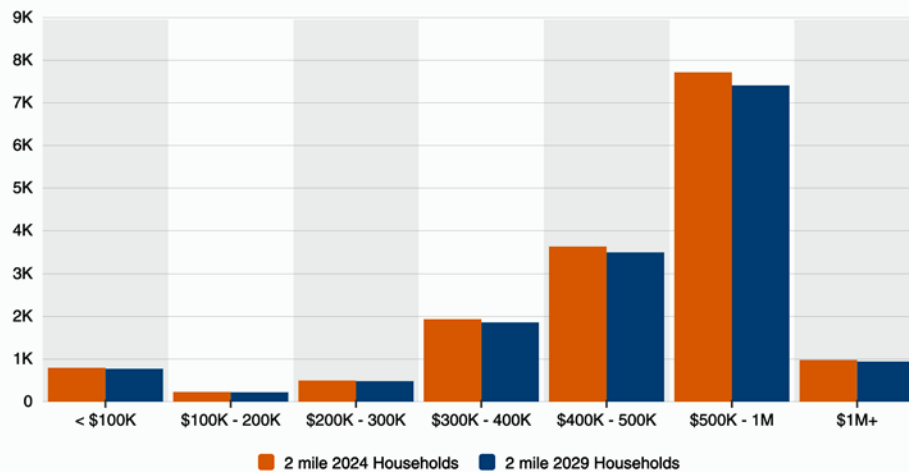
Household Income By Age



Housing Occupancy



Home Values



OWNER/USER FACILITY FOR SALE

12637 S Main Street
Los Angeles, CA 90061

5,948± SF Building
9,335± SF of Land

Great South Los Angeles Location

Ideal for any Light Manufacturing
or Warehouse Use



Exclusively offered by



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