





# KLEIN COMMERCIAL

## PROPERTY FACTS & SALE OFFERING:

- **Sale Price:** \$7,500,000
- **Sale Price/SF:** \$288.00
- **Available SF:** 26,000 SF
- **Lot Size:** 1.54 AC
- **Taxes:** \$20,000 / 2025
- **Yard:** Fenced
- **Zoning:** M-1-IP-GZ
- **Construction Type:** Concrete
- **Year Built:** 1957
- **APN:** 6129-004-017
- **Market/Submarket:** LA South
- **Vacant:** Yes
- **Specific Use:** Warehouse/Distribution
- **Parking**
  - **Spaces:** 52
  - **Ratio:** 2.00:1,000
- **Sprinklered:** Yes
- **Clear Height:** 13' - 18'
- **Doors**
  - **GL Doors/Dim:** 10 / 10x10; 12x12; 12x16
  - **DH Doors/Dim:** 1 / 10x10
- **Power:** A; 400 V; 240 0:3 W:4
- **Whse HVAC:** No
- **Office SF / #:** 4,300 SF
- **Restrooms:** 8
- **Office HVAC:** Heat & AC
- **Finished Ofc Mezz:** 1,000 SF
- **To Show:** Call Broker



## Extra Land: 38% Building to Land Ratio



## SCHEDULE A MEETING WITH JIM

Jim Klein, SIOR

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