

Available SF 21,030 SF

Industrial For Sale

Building Size 21,030 SF



Address: 12275 Slauson Ave, Whittier, CA 90606

Cross Streets: Slauson Ave/Chetle Ave

Free Standing Building
 Dock High & Ground Level Loading
 Paved, Fenced, Secured Yard
 400 Amps/ 480 Volts/ Fire Sprinklers
 Major Street Frontage

Sale Price: \$4,600,000.00
Sale Price/SF: \$218.74
Available SF: 21,030 SF
Prop Lot Size: 1.01 Ac / 43,778 SF
Taxes: \$5,323 / 2018
Yard: Fenced / Paved
Zoning: M1

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 2 / 12x14
DH Doors/Dim: 1 / 18x14
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1977

Whse HVAC:
Parking Spaces: 40 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,400 SF / 7
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: 03/01/2019
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8168-017-033

Listing Company: Penta Pacific Properties
Agents: [Paul R. Hesse 562-908-6017](#), [Greg Jenkins 562-908-6020](#)

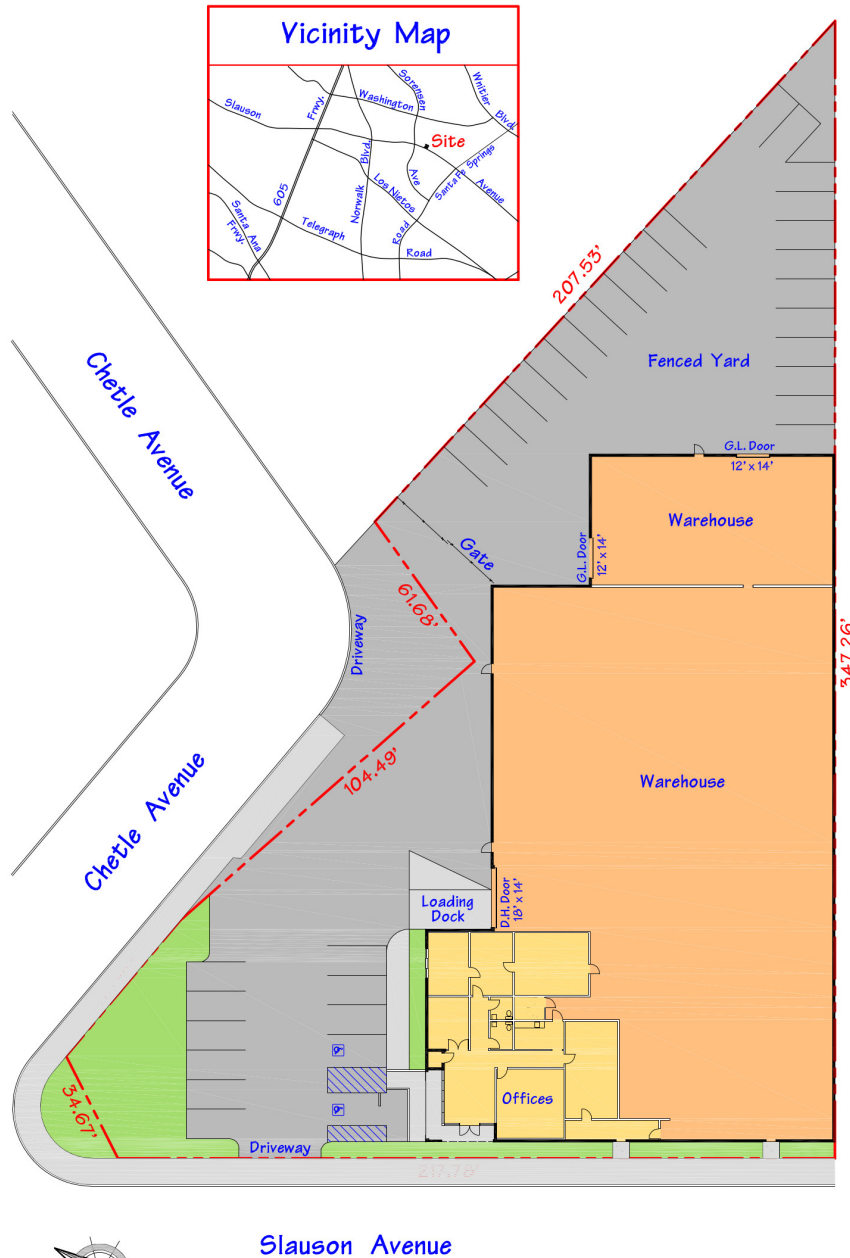
Property/Listing: 458615/10867220 **Listing Date:** 12/04/2018 **FTCF:** CB000N000S250

Notes: Jenkins Cell: (562) 618-9440. Free Standing Building.



Paul R. Hesse
 paul@pentapacific.com
 562-908-6017





Slauson Avenue



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