



Available SF: 5,400

Total Building SF: 5,400



Address: 3463-3467 Tweedy Blvd, South Gate, CA 90280
Cross Streets: Tweedy Blvd / California Ave

**Tweedy Boulevard Frontage
Retail Store/Commercial Space
Parking In Rear**

Price/SF: \$222.22
Sale Price: \$1,200,000
Taxes: \$9,589, 2018
Available SF: 5,400
Minimum SF: --
Prop Lot Size: 7,337 SF / .17 AC
Yard: No
Zoning: C2

Construction Type: Frame and Stucco
Const Status/Year Blt: EXIST / 1930
Sprinklered: No
Ground Lvl Drs/Dim: 0 / --
Dock High/Dim: 0 / --
Clear Height: 10
Heat/Cool: None
Roof Type: Lam Glu WB
A: 100 V: 110 Ø: 3 W: 4
Parking Spaces: 4 /Bldg Ratio: 0.7:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 300 / 2
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: --
Include In Available: No
Unfinished Mezz: --
Include In Available: No
Possession: Now
To Show: Call Agent
Region: LA Central
Thomas Guide: 705-B4
APN#: 6209-016-95

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

Agents: Douglas Wells (562) 908-6012x

Property/Listing/Ste #: 744477/1985474

Listing Date: 12/05/2017

FTCF: CB000N000S250/OAA

Notes: 3463 - 5 Tweedy occupies 3,600 sf, lse. expires 1/31/18 @\$4,400/mo., 3467 Tweedy occupies 1,800 sf, lse. expires 7/31/18 @ \$1,450/mo. DO NOT disturb tenants. Call broker for appt. to tour. (See reverse.) Co-listed with non-AIR Member.