



Available SF: 6,500

Total Building SF: 6,500



Address: 8464-8468 State St, South Gate, CA 90280
Cross Streets: Independence Ave / State St

**Owner/User/Investor Opportunity
Month To Month Tenants
Small Commercial Building - 3 Units
Loading In Rear (Alley)**

Price/SF: \$176.77
Sale Price: \$1,149,000
Taxes: \$4,647, 2016
Available SF: 6,500
Minimum SF: --
Prop Lot Size: 6,506 SF / .15 AC
Yard: No
Zoning: CM

Construction Type: Frame and Stucco
Const Status/Year Blt: EXIST / 1925
Sprinklered: No
Ground Lvl Drs/Dim: 2 / (1) 10' 6" x 9' (1) 8' x 8'
Dock High/Dim: 0 / --
Clear Height: 10
Heat/Cool: Space Heaters
Roof Type: Lam Glu WB
A: 100 **V:** 110 **Ø:** 3 **W:** 3
Parking Spaces: 0 / Bldg Ratio: --
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 100 / 1
Restrooms: 3
Office Air: No **Office Heat:** No
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: LA Central/Commerce/Vernon
Thomas Guide: 705-B2
APN#: 6211-005-010

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

Agents: Douglas Wells (562) 908-6012x

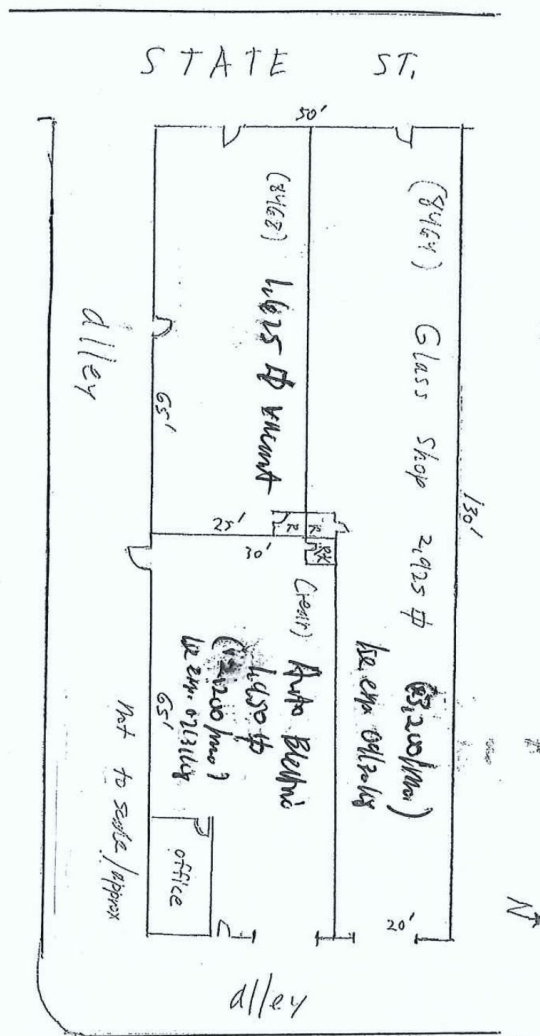
Property/Listing/Ste #: 705844/1985393

Listing Date: 12/05/2017

FTCF: CB300N000S250/OAA

Notes: 8464 State has 2,925 sf (\$3,200/mo. exp. 9/30/18) and 8468 has 1,625 sf (vacant).

Rear section has 1,950 sf (\$2,200/mo. exp. 7/31/18). DO NOT disturb tenants. Call broker to Tour. Co-listed with non-AIR Member.



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