



Available SF: 6,500

Total Building SF: 6,500



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

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

**Price/SF:** \$134.62  
**Sale Price:** \$875,000  
**Taxes:** \$4,647, 2016  
**Available SF:** 6,500  
**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"x9' ; (1) 8'x8'  
**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:** /Bldg Ratio: --  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 100 / 1  
**Restrooms:** 2  
**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:** --  
**APN#:** 6211-005-010

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

**Agents:** Douglas Wells (562) 908-6012x

**Property/Listing/Ste #:** 705844/1799455

**Listing Date:** 02/03/2017

**FTCF:** CB000N000S300/AOAA

**Notes:** Glass Shop (8464) pays \$1,500/mo. for 2,925sf, Martial Arts Studio (8468) pays \$1,250/mo. for 1,625sf, Electrician (rear section) pays \$1,300/mo. for 1,950sf. Do not disturb tenants. Call broker for appt. to tour. (see reverse)."

STATE ST.

