

Available SF 2,394 SF

Industrial For Sale

Building Size 2,394 SF

**Address:** 9636 Atlantic Ave, South Gate, CA 90280**Cross Streets:** Atlantic Ave/Duncan Way

Major Street Frontage/Free Standing Building  
 Near Firestone/Atlantic OF L.B. (710) FWY  
 200A 208V 3PH / 16" Clear  
 Fenced Rear Concrete Yard With Alley Access  
 14' x 12' Loading Door

**Sale Price:** \$890,000.00  
**Sale Price/SF:** \$371.76  
**Available SF:** 2,394 SF  
**Prop Lot Size:** 0.09 Ac / 3,727 SF  
**Taxes:** \$3,677  
**Yard:** Fenced / Paved  
**Zoning:** M2

**Sprinklered:** No  
**Clear Height:** 16'  
**GL Doors/Dim:** 1 / 14x12  
**DH Doors/Dim:** 0  
**A: 200 V: 208 O: 3 W:**  
**Construction Type:**  
**Const Status/Year Blt:**

**Whse HVAC:** No  
**Parking Spaces:** 4 / **Ratio:** 1.7:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 364 SF / 1  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:**  
**Unfinished Mezz:** 364 SF  
**Include In Available:** Yes  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6222-032-007

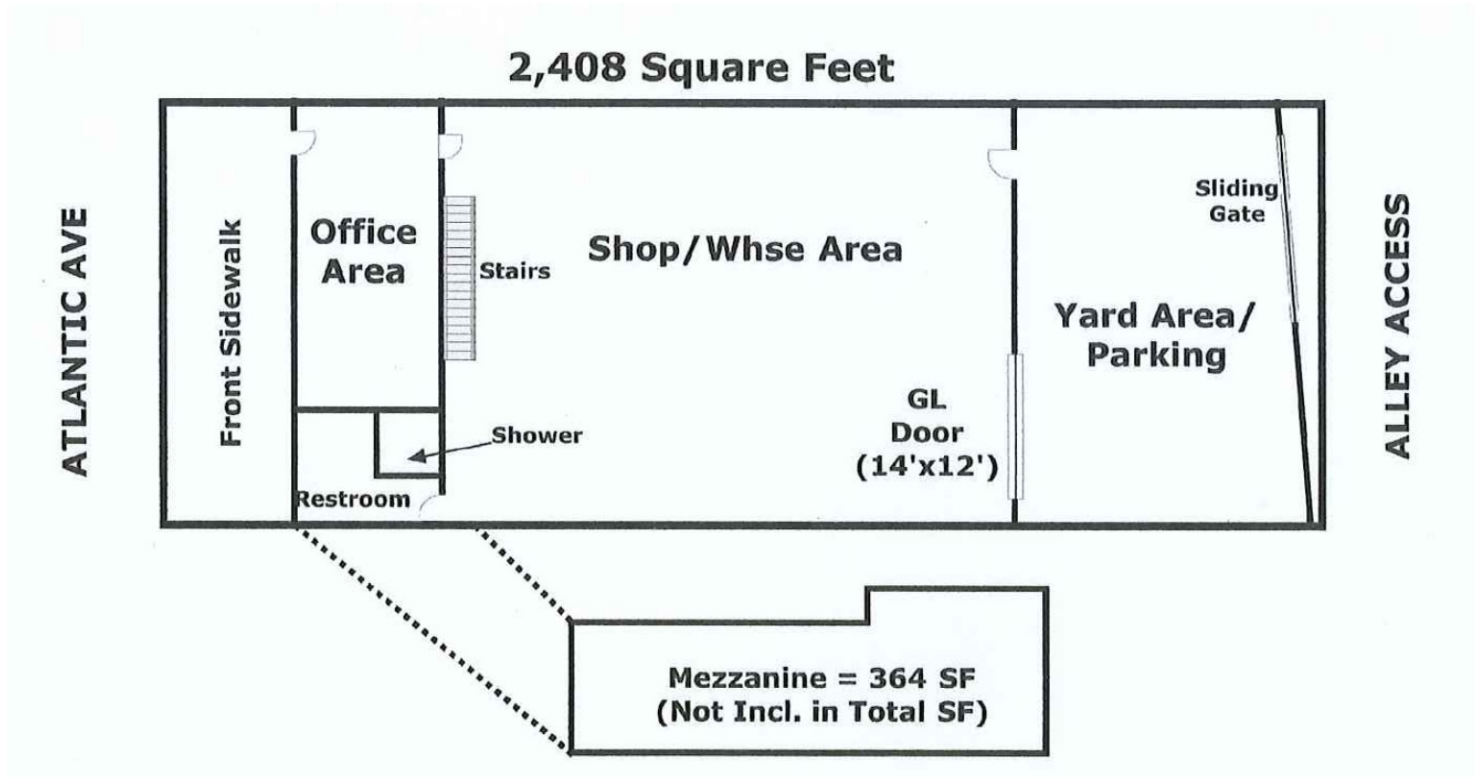
**Listing Company:** Penta Pacific Properties  
**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)

**Property/Listing:** 480435/10875651**Listing Date:** 01/28/2019**FTCF:** CB300N000S300/A0AA

**Notes:** General Plan Zoning is T-MU1(mixed use; comm'l & resid'l). Check w/ city of South Gate for allowable use. Lease w/ existing tenant (Boxing gym) expires on 5/31/19 (\$2,400/mo. rent). Sale subject to Seller's 1031 Exchange. Free Standing Building. Paved Yard.

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