



OWNER USE INDUSTRY PROPERTY

3515 S. AVALON BLVD.
LOS ANGELES, CA 90011

OFFERING MEMORANDUM

 **JAE SONG**
DRE# 01483086

 **213-500-7356**

 **jksbroker@gmail.com**



9,723 SF
CORNER LOT



6,770 SF
INDUSTRIAL
BUILDING
(PER PUBLIC RECORDS)



400 AMP
3-PHASE
ELECTRICAL
SERVICE



CLEAR-SPAN
COLUMN-FREE
WAREHOUSE



GROUND-LEVEL
LOADING
FOR SHIPPING &
RECEIVING



SECURE GATED
ON-SITE
PARKING



SEPARATE 2ND
FLOOR SPACE
WITH PRIVATE
ENTRANCE



IDEAL FOR
MULTIPLE
INDUSTRIAL
USES

HIGHLY VISIBLE CORNER PROPERTY • STRATEGICALLY LOCATED ALONG TWO MAJOR COMMERCIAL CORRIDORS

PROPERTY HIGHLIGHTS

- **Offered at \$1,800,000**
- **9,723 SF Corner Lot**
- **6,770 SF Industrial Building**
Per Public Records – Buyer to Verify Building Size and Usable Area
- **Clear-Span, Column-Free Warehouse –**
Maximizes Layout Flexibility for Equipment, Manufacturing & Storage
- **Upgraded 400 Amp / 3-Phase Electrical Service**
- **Existing Gas Service**
- **Secure Gated On-Site Parking Lot**
- **Ground-Level Loading via San Pedro St. Main Gate and Warehouse Roll-Up Door Access from Avalon Blvd.**
- **Separate Second-Floor Space with Private Entrance –**
Ideal for Rental Income or Flexible Owner-User Operations
- **Ideal for Manufacturing, Apparel, Printing, Sign Production, Distribution, Warehouse, Showroom, Office & Other Owner-User Businesses**









