

# FOR SALE/LEASE

±18,412 SF INDUSTRIAL BUILDING  
ON ±41,955 SF OF LAND



5612 BORWICK AVE | SOUTH GATE | CA

**MILES SOLOMON**

Senior Vice President & Land Specialist | LIC NO 02099423  
e msolomon@lee-associates.com  
c 949.532.8609

**MASON LAWRENCE**

LIC NO 02213856  
e mlawrence@lee-associates.com  
c 949.338.9567

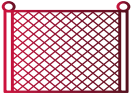


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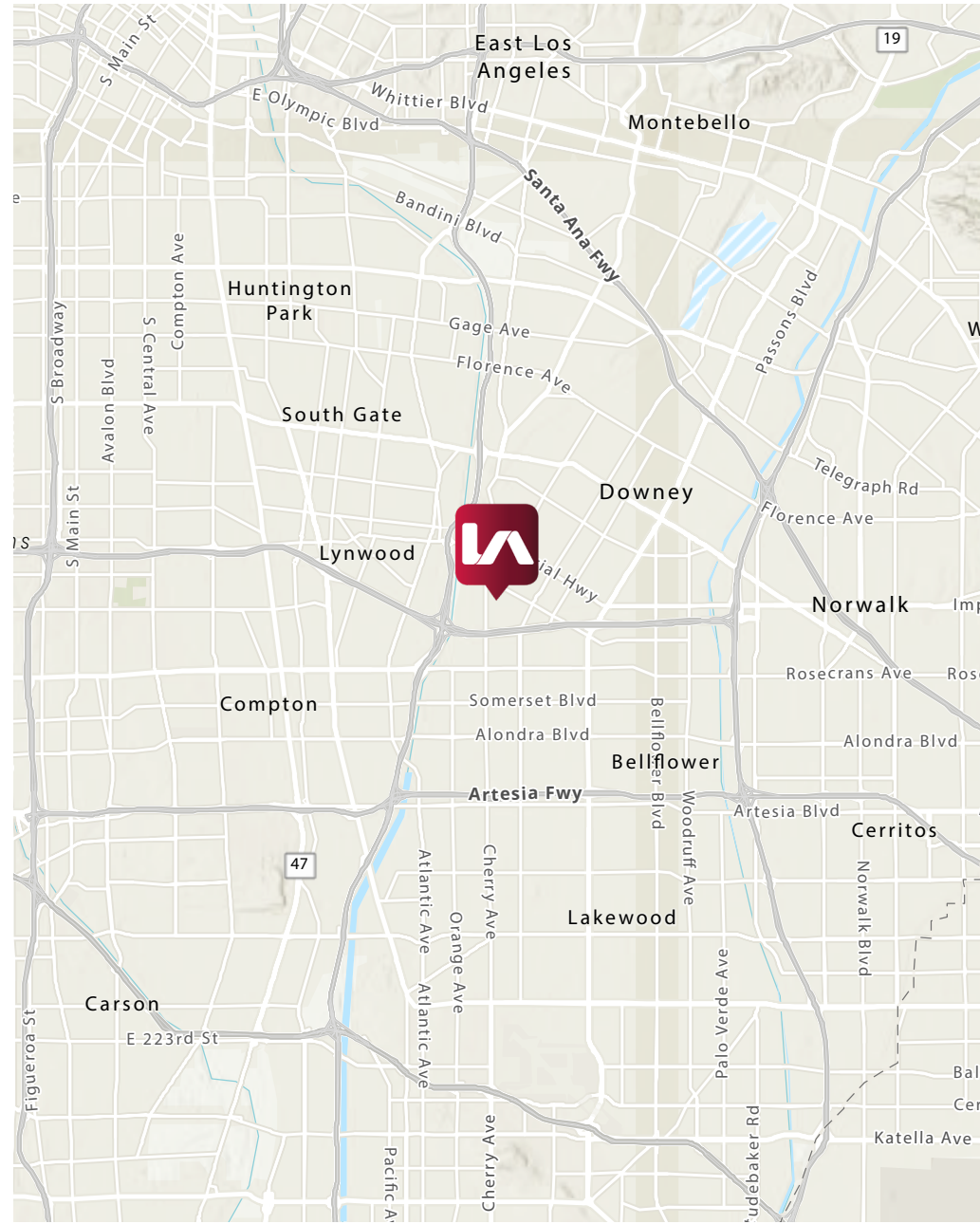
Heavy Power



Fenced Paved Yard



Adjacent Property 5610 Borwick Also Available



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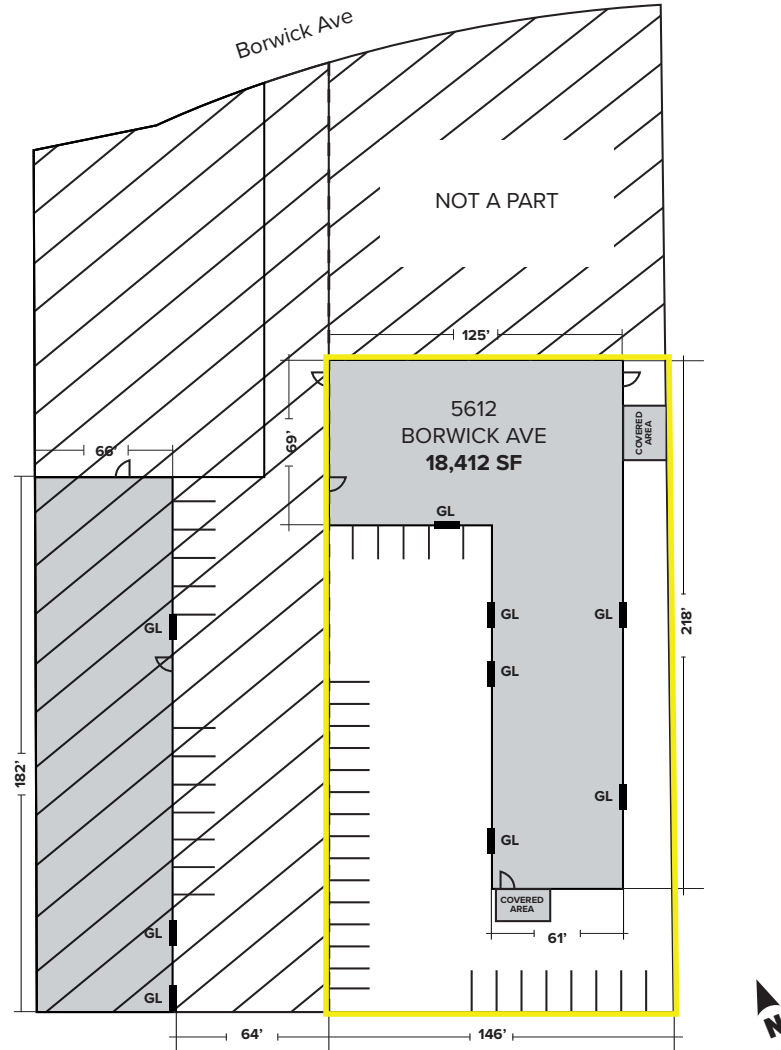
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## SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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5612 BORWICK AVE | SOUTH GATE, CA 90280

### Miles Solomon

Senior Vice President & Land Specialist  
msolomon@lee-associates.com  
949-532-8609  
LIC NO 02099423

### Mason Lawrence

mlawrence@lee-associates.com  
949-338-9567  
LIC NO 02213856

Lee & Associates® Los Angeles, Inc. Corp. ID 02174865 1201 North Main Street | Los Angeles, CA 90012 323-922-3832

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Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. [SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.