

FOR SALE

Prime Manufacturing/Warehouse Facility

BUILDING SQ.FT.: 26,050 ±

LAND SQ.FT.: 56,390 ±



150 W CAROB STREET, COMPTON, CA 90220

PROPERTY HIGHLIGHTS

- Fantastic owner/user manufacturing/warehouse facility
- Secure and clean: Must see!
- Beautiful industrial park setting
- CTU construction built in 1974
- Great office layout (5,040 sq.ft.)
- 23' warehouse ceiling height
- Located at the corner of Acacia Street
- 2 blocks north of Gardena (91) Freeway
- Just west of Alameda Street
- Paved and fenced parking lot for 21 vehicles
- 1 ground level & 3 dock high loading positions
- Heavy power service
- Asking price: \$5,300,000 (\$203.45 per sq.ft.)
- Seller to lease back for one year term

PROPERTY DETAILS

Building Area	26,050 ±	Sq.Ft.
Land Area	56,390 ±	Sq.Ft.
Zone	COMH	
Year Built	1974	
Construction	CTU	
Ceiling Height	23'	
Office Area	5,040	Sq.Ft. (9)
Restrooms	3	
APN	7318-001-087	
Parking	21	
Ground Level Loading Doors	1	
Dock High Loading Doors	3	
Sprinklered	Yes	
Power	1600A/120-208V/3-Phase	

For More Information, Please Contact

RON KIM

213.222.1209

ron@majorproperties.com

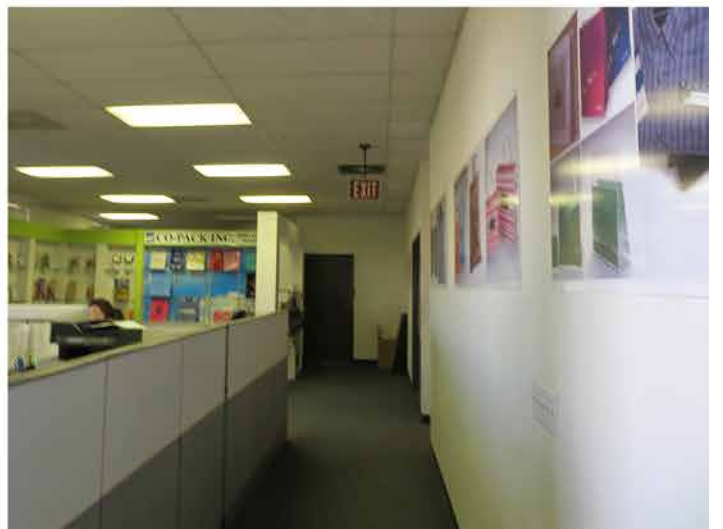
CA BRE LIC. # 01891773

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



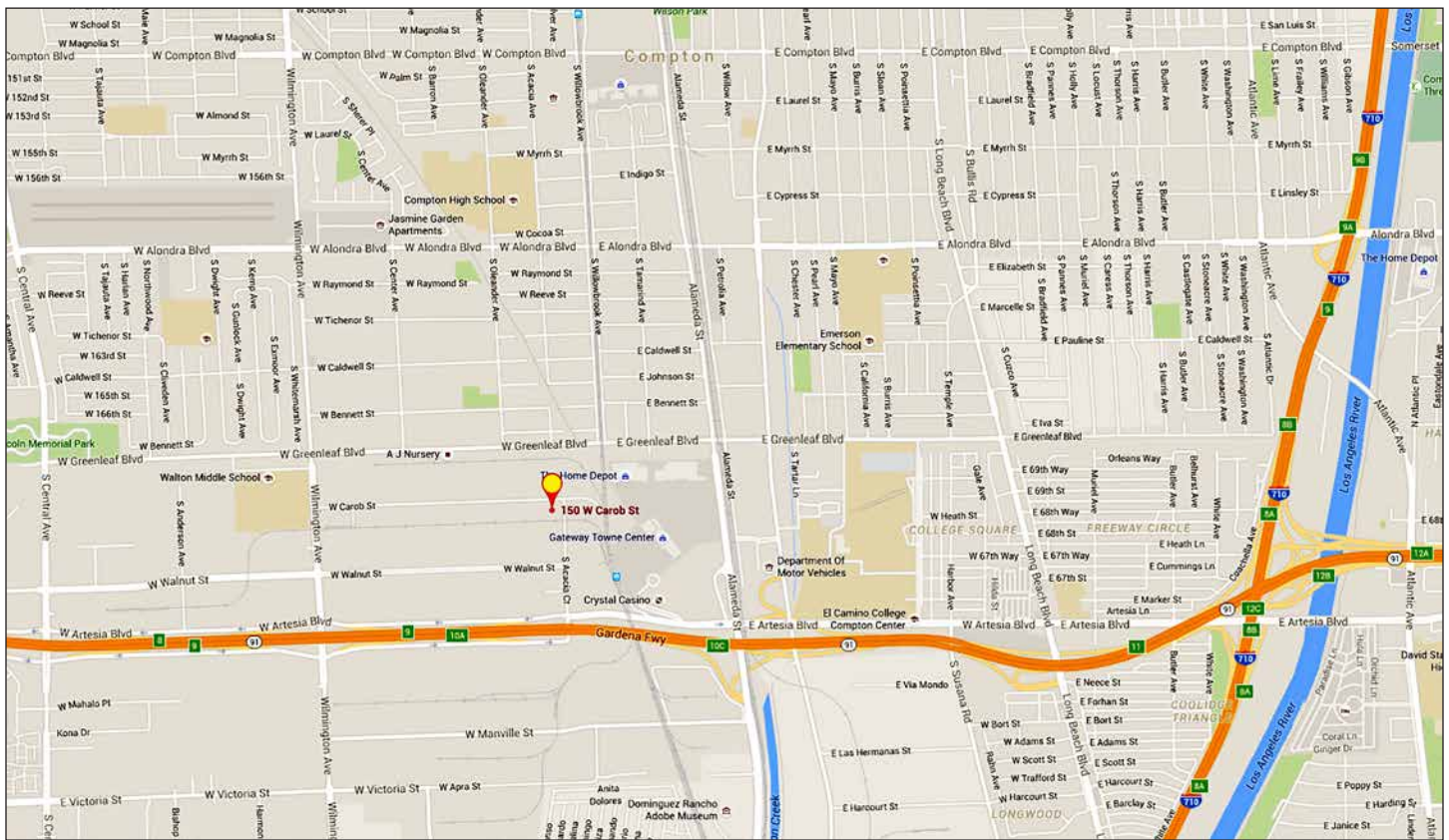
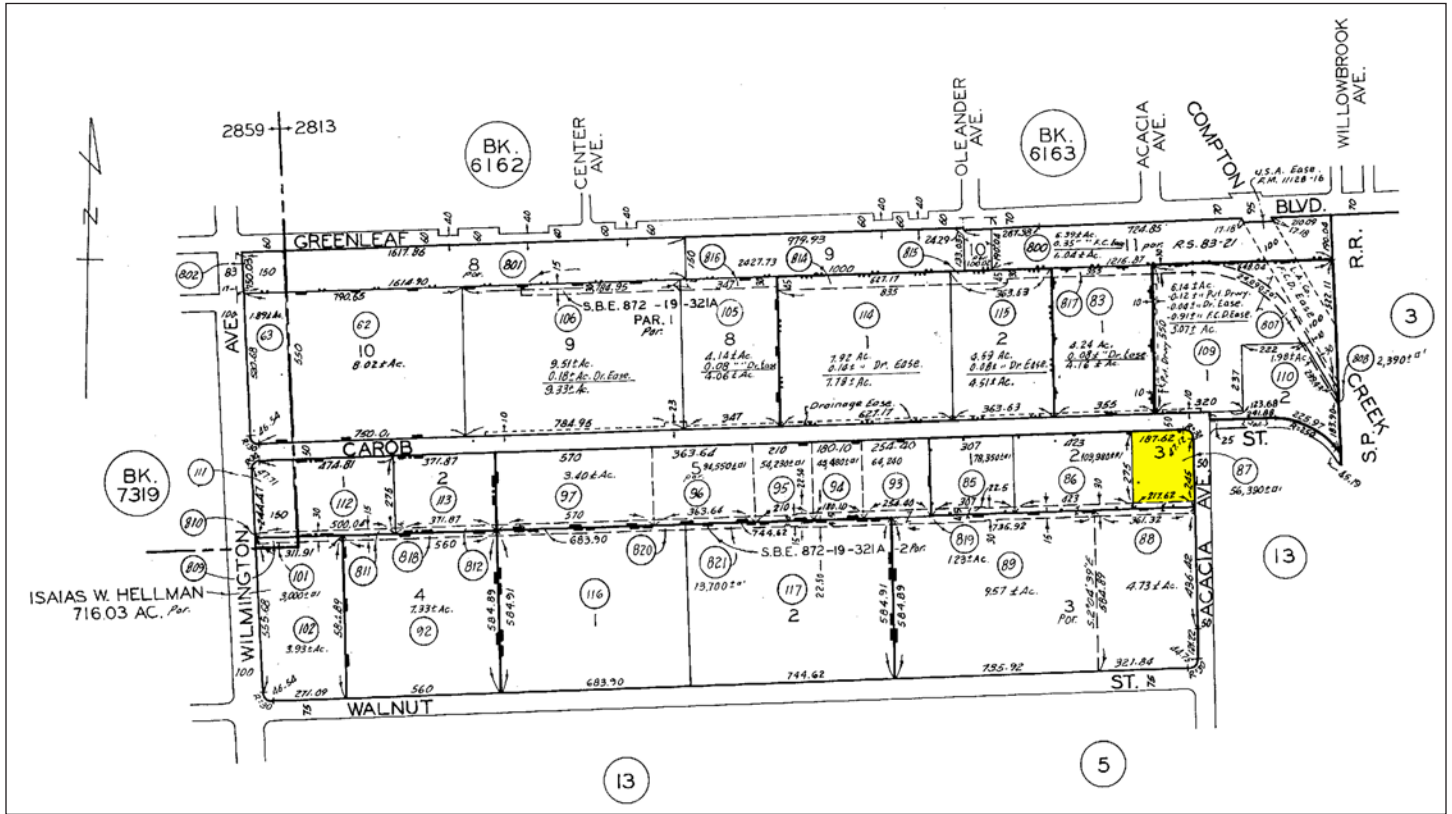
1200 West Olympic Boulevard, Los Angeles, California 90015
213.747.4151 • fax 213.749.7972 • www.majorproperties.com





FOR SALE

150 W CAROB ST, COMPTON, CA 90220



MAJOR PROPERTIES
 REAL ESTATE
 Commercial • Industrial • Residential

1200 West Olympic Boulevard, Los Angeles, California 90015
 213.747.4151 • fax 213.749.7972 • www.majorproperties.com

