

HIGHLY DESIRABLE AND ACCESSIBLE CENTRAL LOS ANGELES LOCATION



8990 ATLANTIC AVENUE ★ 9309 RAYO AVENUE
BUILD TO SUIT OPPORTUNITY Up to 350,000 SF

CBRE

BUILD TO SUIT OPPORTUNITY

Up to 350,000 SF



ADDRESS

8990 Atlantic Ave
& 9309 Rayo Ave,
South Gate, CA 90280



SQUARE FOOTAGE

100,000 - 350,000 SF



LAND SIZE

7-14 Acres



APN

6222-005-017,
6222-005-025



ZONING

Industrial Flex with
“Recycle City” overlay,
M3 with
“Recycle City” overlay

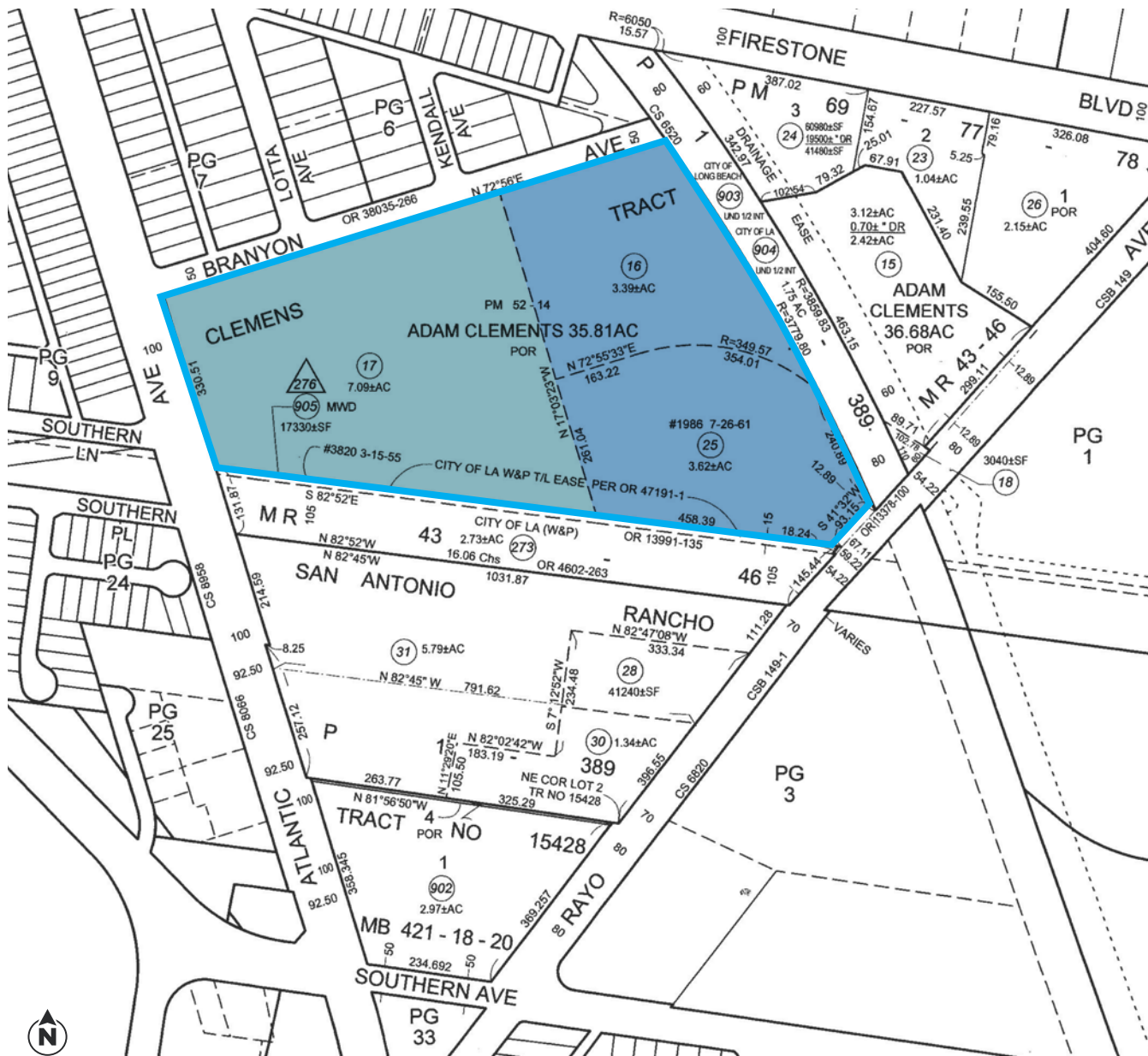


LOCATION

Approx. 18 miles to
LA/LB Ports
Less than 1 mile
to 710 Freeway



PROPERTY DETAILS



- Option 1** - 8990 Atlantic Ave: 7.09 Acres
- Option 2** - 9309 Rayo Ave: 7.01 Acres
- Option 3** - 8990 Atlantic Ave & 9309 Rayo Ave: 14.1 Acres



8990 Atlantic - 1 service:

- 480 Volts, 3,000 Amps

9309 Rayo - 2 services:

- 480 Volts, 2,500 amps
- 480 Volts, 3,000 amps

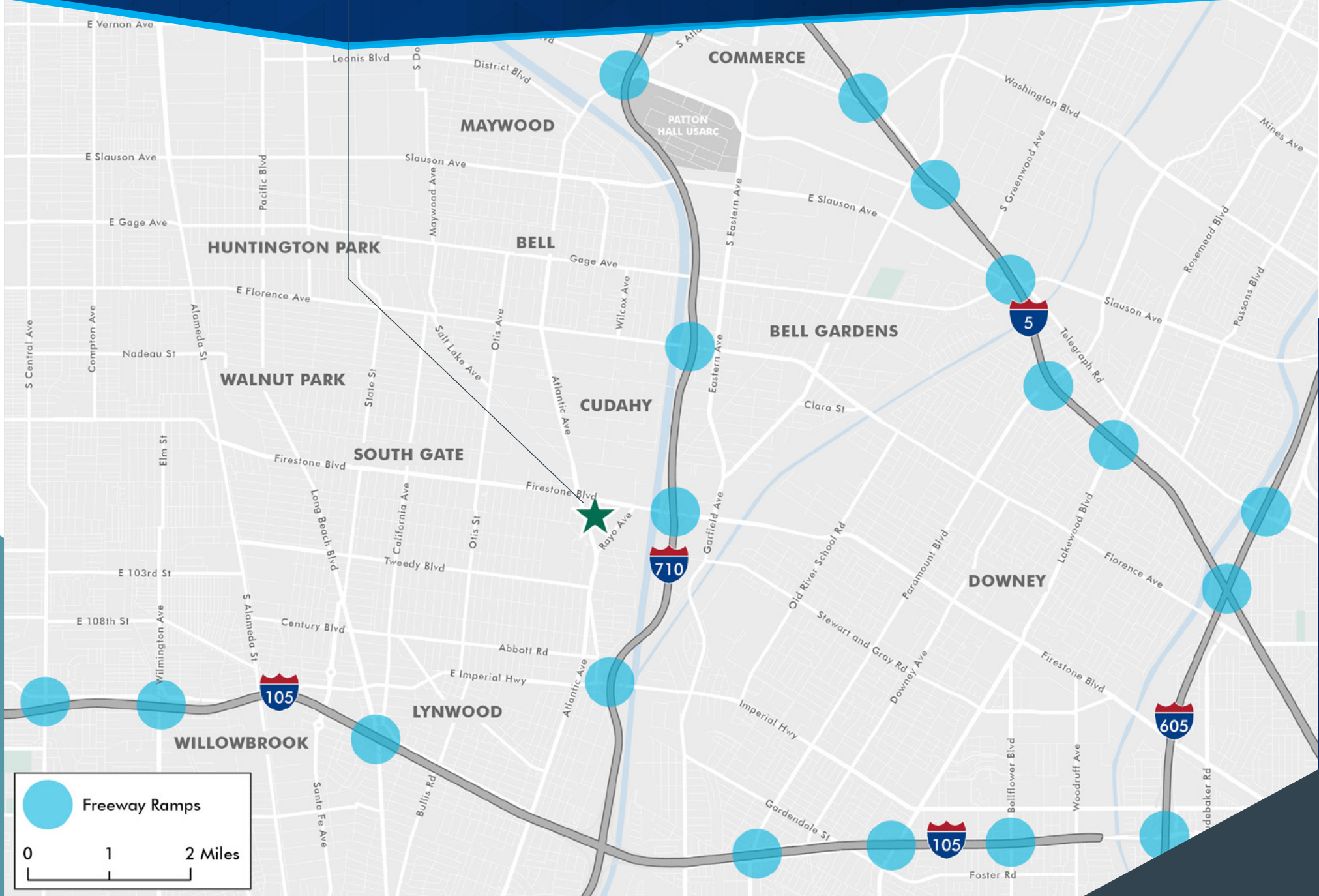


Fully permitted for:

- 3,000 tons per day C&D
- Includes 500 tons per day of green waste, and 2,000 tons per day of MSW
- 24/7 tipping and processing operation

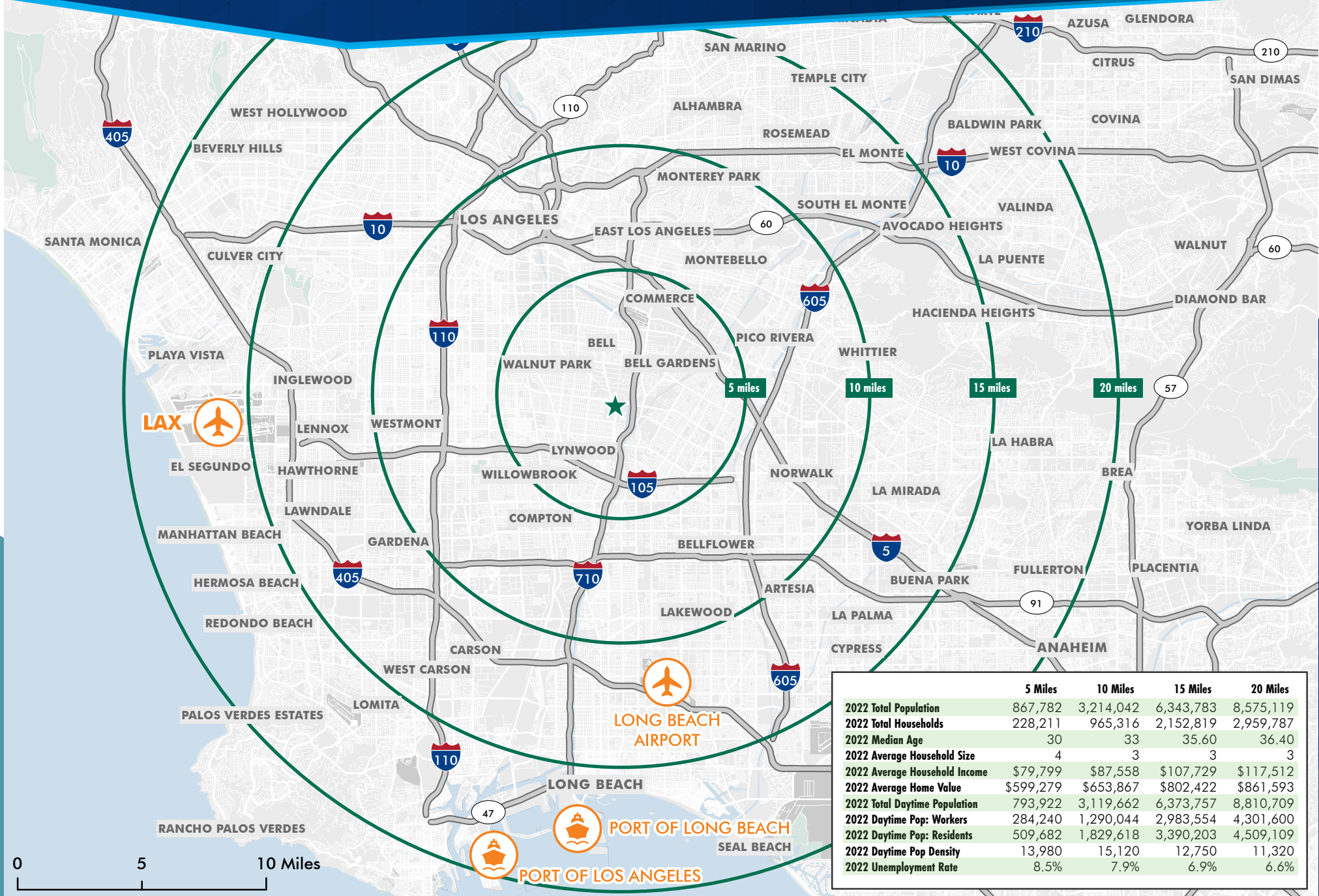
AREA MAP

Accessible to 18 Freeway Entrances



RADIUS MAP

Airports and Ship Ports within 20 miles



FOR MORE INFORMATION, Please Contact:

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