

Freezer, Cooler, Food Processing Building Listings Sale/Lease

Prepared By:

Matthew Artukovich (323) 767-2033



INDUSTRIAL		Avail SF	Rate/SF	DH/GL	Const	Min Ht	Listing Notes
#	Property Location	Vacant Office SF	Price/SF Total Bldg	Sprk Yard	Status Poss	Amps Parking	Zoning/Rail
4592 E 48th St Vernon, CA 90058 TG: 675-C4 APN: 6304-018-023 49th St/District Blvd	10,080 No 1,000	\$0.70NNN -- 30,840	2/1 Yes No	Existing Available Now	24 200 0.7:1/7	Class "A" Prologis Park Environment 2 Dock High Positions, 1 Ground Level Door 24' Clearance, .45/3,000 Sprinklers Corner Location	
							Zoning/Rail: M/No Prop/Lst/Ste#: 713619/1668655/2661820 Mos on Mkt: 1
							
8056 Salt Lake Ave Cudahy, CA 90201-5714 TG: 705-D2 APN: 6224-008-014 Santa Ana St/Salt Lake Ave	10,700 No 1,900	\$0.70Gross -- 10,700	0/3 No Fncd/Pvd	Existing Available 08/01/16	18 600 1.68:1/18	Free Standing Building Two Walk In Coolers Cooled Prep Room w/ Water Chiller and Drain County Health Approved Produce Processing Facility Can be Converted to Dry Use Extra Restrooms and Locker Rooms	
							Zoning/Rail: HPM2/No Prop/Lst/Ste#: 1797909/1659810/2647018 Mos on Mkt: 1
							
3690 Noakes St Los Angeles, CA 90023 TG: 675-B2 APN: 5192-017-006 Noakes St/Calzona	12,870 No 650	\$1.25Gross -- 12,870	2/0 -- Fenced	Existing Available 30 Days	15 400 0.77:1/10	Truck High Building Freezer & Cooler Spaces - Processing Room Heavy Power - Floor Drains - Fenced Yard Great Access To Santa Ana (5) & Long Beach (710) Freeways	
							Zoning/Rail: M3/No Prop/Lst/Ste#: 1143232/1679161/2676368 Mos on Mkt: 0
							
13850 Del Sur St San Fernando, CA 91340 TG: -- APN: 2616-019-042 Del Sur St/San Fernando Rd	12,937 Yes 2,183	\$0.89NNN -- 12,937	0/1 Yes Yes	Existing Available Now	-- 400 2:1/26	Free Standing Food Processing Facility Located in a Business Park Environment Easy Access to 118, 5, 210, 405 Fwys Freezer, Refrigerator, Baking Area, Locker Room City of San Fernando Benefits	
							Zoning/Rail: LAM1/No Prop/Lst/Ste#: 692101/1582316/2545221 Mos on Mkt: 5
							
6180 Alcoa Ave Vernon, CA 90058 TG: 675-B6 APN: 6310-027-036 Alcoa Ave/Slauson Ave	15,000 Yes 1,031	TBD -- 63,115	--/1 Yes Fncd/Pvd	Existing Available Now	24 1,200 --/10	Prime Cold Storage Facility in Vernon Owner Will Build -to-Suit Tenant's Needs 6,000-15,000 SF of 24' Freezer / Cooler Space with Floor Drains Executive & Clerical Offices Available 1200 Amps - 480 Volts	
							Zoning/Rail: MVE/No Prop/Lst/Ste#: 1801315/1587835/2554177 Mos on Mkt: 5
							
7100 Jackson St Paramount, CA 90723-4837 TG: 735-F5 APN: 7102-003-019 Jackson St/Orange Ave	21,900 Yes 3,601	\$0.89NNN -- 21,900	11/3 No Fncd/Pvd	Existing Available Now	18 400 1.14:1/25	Recently Refurbished Cold Storage Facility 4,422 SF of 24'+ Freezer Space, 2,314 SF of Walk-in Cooler Space 4 Truck Wells Capable of 53' Trailers 0.55 Miles to 91 Fwy, 0.84 Miles to 710 Fwy / Minutes from 105 & 605 Fwys	
							Zoning/Rail: PAM2/No Prop/Lst/Ste#: 712255/1551506/2489348 Mos on Mkt: 8
							

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10848 Cantara St Sun Valley, CA 91352 TG: 533-A2 APN: 2407-025-010 Cantara St/Sunland Blvd	27,135 No 5,000	\$0.79NNN -- 27,135	4/1 No Fncd/Pvd	Existing Available 10/01/16	16 1,200 2.02:1/1000	Excellent Sun Valley Lease Opportunity Dock High/Ground Level Loading/Fenced/Secure Parking And Yard Quick Access to 5 Fwy Burbank 4,000 SF Freezer Space & West Dry Food Processing Rooms	Zoning/Rail: LAMR1/No Prop/Lst/Ste#: 711220/1663915/2652622	Mos on Mkt: 1
								
5301 Rivergrade Rd Irwindale, CA 91706 TG: 598-A3 APN: 8535-001-022 Arrow Highway/605 Freeway	35,341 No 1,733	\$0.89NNN -- 649,997	4/0 Yes Fncd/Pvd	Existing Available Now	32 2,500 --/--	REFRIGERATED WAREHOUSE Refrigerated Storage & Dock: 30,526 SF Refrigerated, Cool, Cold, Food Ambient Storage: 3,352 SF Office: 1,733 SF Sublease Through TBD	Zoning/Rail: M2, 1R/No Prop/Lst/Ste#: 982821/1675963/2671186	Mos on Mkt: 0
								
13031 Temple Ave Industry, CA 91746 TG: 637-H2 APN: 8564-011-013 Valley Blvd/Temple Ave	39,534 No 9,880	\$1.18NNN -- 39,534	10/1 Yes Fncd/Pvd	Existing Available 60 Days	18 1,600 2.15:1/85	Free Standing Building 29,654 SF Cooler Space - 9,880 SF Office Space 10 DH Loading Positions - 3.38 Acre Parcel Excess Trailer Storage - Rail Spur Immediate Access to 605/10/60 Fwys	Zoning/Rail: MID/Yes Prop/Lst/Ste#: 720148/1683207/2682596	Mos on Mkt: 0
								
10615 Ruchti Rd South Gate, CA 90280 TG: 705-F6 APN: 6233-002-003 Imperial Hwy/710 Fwy	43,000 Yes 3,000	TBD \$195.35 43,000	13/1 Yes Fncd/Pvd	Existing Available 90 Days	43 3,200 2.32:1/100	Great USDA Food Processing & Cold Storage Facility 43' High Racked Freezer & Coolers Built 2004 Up to ~1,000 Pallet Cold Storage Floor Drains, Clarifiers 13 Dock High Truck Positions At 710 Freeway & Imperial Hwy	Zoning/Rail: M2-SG/No Prop/Lst/Ste#: 702286/1677998/2674400	Mos on Mkt: 0
								
2652 Long Beach Ave, Unit 1/B Los Angeles, CA 90058 TG: 674-G2 APN: 5117-017-017 E 24th St/Long Beach Ave	45,405 Yes 4,395	\$1.15NNN -- 266,960	12/0 Yes Fncd/Pvd	Existing Available Now	17 1,000 0.89:1/44	LA Food Center Multi-Tenant Food Distribution Park 22,565 SF Cooler, 12,345 SF Refrig Dock Close Proximity to Downtown LA and Vernon 11 Dock High Loading Doors 17'-24' Clearance, Dock High, 160'+ Truck Turning	Zoning/Rail: LAM3/Yes Prop/Lst/Ste#: 710351/569569/2590071	Mos on Mkt: 4
								
3305 E Vernon Ave, Unit D Vernon, CA 90058 TG: 675-A3 APN: 6303-006-070 E Vernon Ave/Soto St	50,000 No --	TBD -- 103,602	TBD/0 Yes Fncd/Pvd	Existing Available Now	28 7,000 --/--	USDA/Frozen/Refrigerated Foods Plant Space Available Up To 50,000 SF Lease Term Up To Two (2) Years Lease Rate Subject To Refrigeration Requirement +-40,000 SF Cooler/Processing, +-5,000 SF Freezer, +-5,000 SF Dry	Zoning/Rail: VEM&MS1/Yes Prop/Lst/Ste#: 716621/1644105/2625325	Mos on Mkt: 2
								

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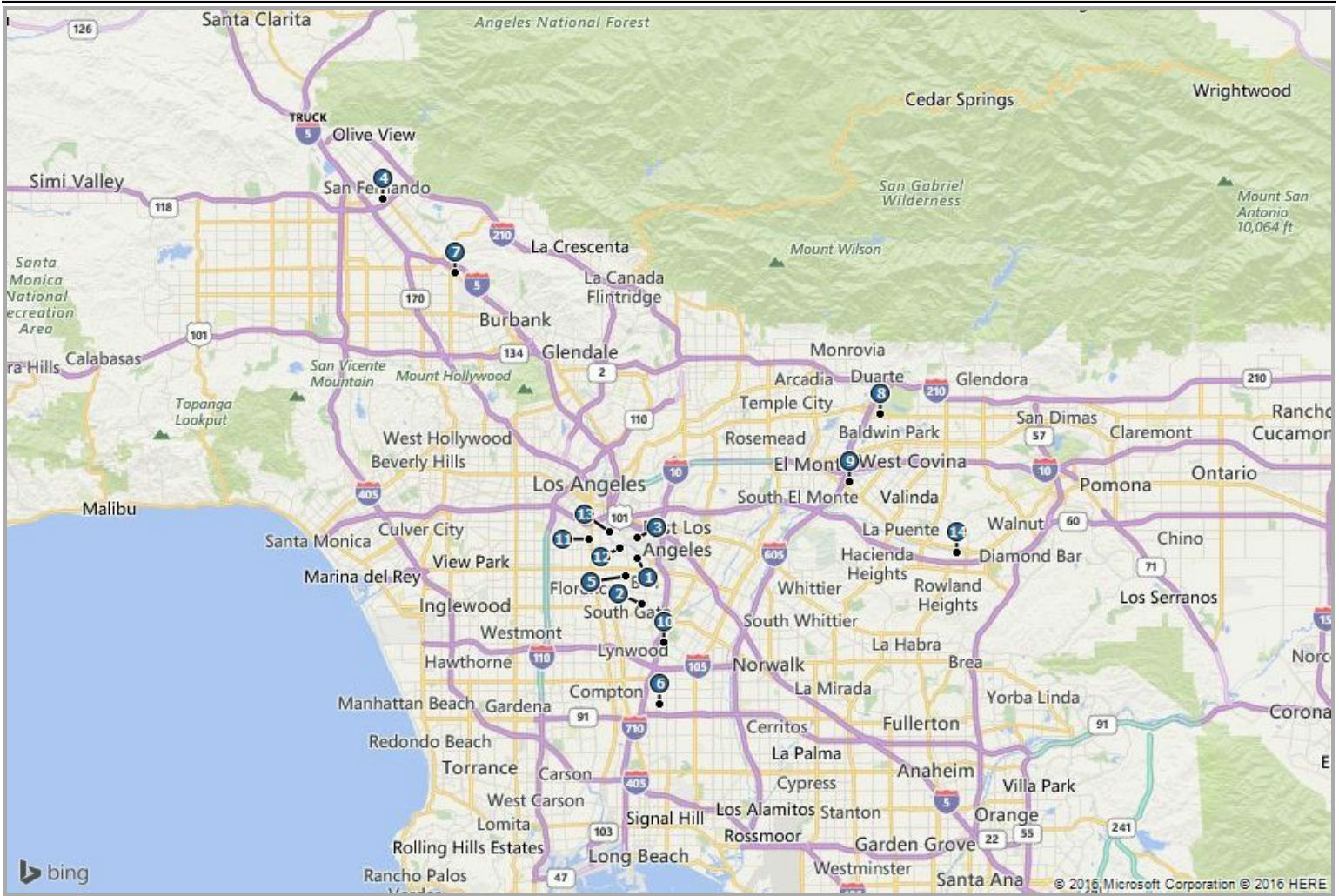


INDUSTRIAL		Avail SF	Rate/SF	DH/GL	Const	Min Ht	Listing Notes
#	Property Location	Vacant Office SF	Price/SF Total Bldg	Sprk Yard	Status Poss	Amps Parking	Zoning/Rail
	1625 Perrino Pl Los Angeles, CA 90023 TG: 674-J1 APN: 5169-015-011 Perrino Pl/Washington Blvd	54,264 No 1,500	TBD -- 54,264	15/0 Yes --	Existing Available 08/01/16	20 400 1.01:1/55	Free Standing Building 25,000 SF Coolers, 1,500 SF Offices 4 Rail Doors (Verify Rail Activity), 15 Dock High Easy Access to 10 Fwy Automatic Fire Sprinklers 20' Clearance, 400 Amps, 240 Volts, 3 Phase Zoning/Rail: LA-M3/Yes Prop/Lst/Ste#: 715212/1579646/2540718
							Mos on Mkt: 5
	710 Epperson Dr Industry, CA 91748 TG: 679-A3 APN: 8264-019-015 Arenth Ave/Epperson Dr	59,939 Yes 14,409	TBD -- 59,939	9/1 Yes Fncd/Pvd	Existing Available Now	28 3,000 2.43:1/146	Free Standing Frozen Distribution Space 27,000 SF Of Freezer And 10,000 SF Of Cooler Food Processing Capable/Freezer & Cooler/Fully-Racked Excellent DH Loading, Excess Trailer Storage, Truck Wash Zoning/Rail: IDM*/No Prop/Lst/Ste#: 793783/1594129/2564375
							Mos on Mkt: 4
	2652 Long Beach Ave, Unit 1/2 Los Angeles, CA 90058 TG: 674-G2 APN: 5117-017-017 E 24th St/Long Beach Ave	200,580 Yes 13,662	\$1.10NNN -- 266,960	48/2 Yes Fncd/Pvd	Existing Available Now	18 TBD 0.89:1/179	LA Food Center Multi-Tenant Food Distribution Park 66,042 SF Cooler, 38,092 SF Freezer, 36,528 SF Cool Dock Close Proximity To Downtown LA & Vernon 48 Dock High, 2 Ground Level Loading Doors High Clearance, Dock High, 115'+ Truck Turning, Rail Zoning/Rail: LAM3/Yes Prop/Lst/Ste#: 710351/569569/1740530
							Mos on Mkt: 25

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Road Map



Address	City, State Zip	Number on report
1 4592-4604 E 48th St	Vernon, CA 90058	1
2 8056 Salt Lake Ave	Cudahy, CA 90201-5714	2
3 3690 Noakes St	Los Angeles, CA 90023	3
4 13850 Del Sur St	San Fernando, CA 91340	4
5 6180 Alcoa Ave	Vernon, CA 90058	5
6 7100 Jackson St	Paramount, CA 90723-4837	6
7 10848 Cantara St	Sun Valley, CA 91352	7
8 5301-5305 Rivergrade Rd	Irwindale, CA 91706	8
9 13031 Temple Ave	Industry, CA 91746	9
10 10615 Ruchti Rd	South Gate, CA 90280	10
11 2652 Long Beach Ave	Los Angeles, CA 90058	11, 15
12 3305 E Vernon Ave	Vernon, CA 90058	12
13 1625 Perrino Pl	Los Angeles, CA 90023	13
14 710 Epperson Dr	Industry, CA 91748	14

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