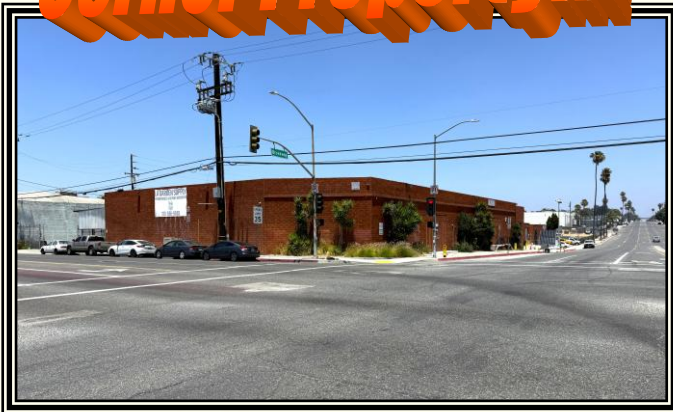


GARDENA AREA WAREHOUSE PROPERTY (LOS ANGELES COUNTY) FOR SALE \$3,300,000.00

15,496* +/- SQ. FT. OF BUILDING ON 25,558* +/- SQ. FT. OF LAND

Corner Property!!!



**Outdoor Secured
Bonus Area!!!**



Perfect Owner/User!!!

13435 S. BROADWAY, LOS ANGELES (COUNTY), CA 90061

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

(818) 343-3000

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOS ANGELES COUNTY WAREHOUSE-OFFICE PROPERTY FOR SALE

LOCATION:	13435 S. Broadway Los Angeles (County), Ca 90061 (Northwest Corner of W. 135 th Street)
TENANCY:	Property will be delivered Vacant
BLDG. & LOT SIZE:	15,496 +/- square feet of building* 25,558 +/- square feet of land*
A.P.N. #:	6132-009-016
PREVIOUS USE:	Hydroponics Company - Property will be delivered Vacant
PARKING:	Sixteen (16)* +/- On Site Spaces in secured lot (Ample Street Parking Available as well)
PRICE & TERMS:	\$3,300,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LCM1.5* - 1969*
SIGNAGE:	Excellent Signage Available
COMMENTS:	* Outdoor Covered & Secured Bonus Storage area also included * M-Zoned property* * 18-ft height clearance* * 3 Phase 800-amp panel/Single Phase 400-amp panel* * Approximately 2,000 +/- sq. ft. of air-conditioned offices* (see attached floor plan) * Two (2) above grade loading doors and one (1) dock high door (12x14)*

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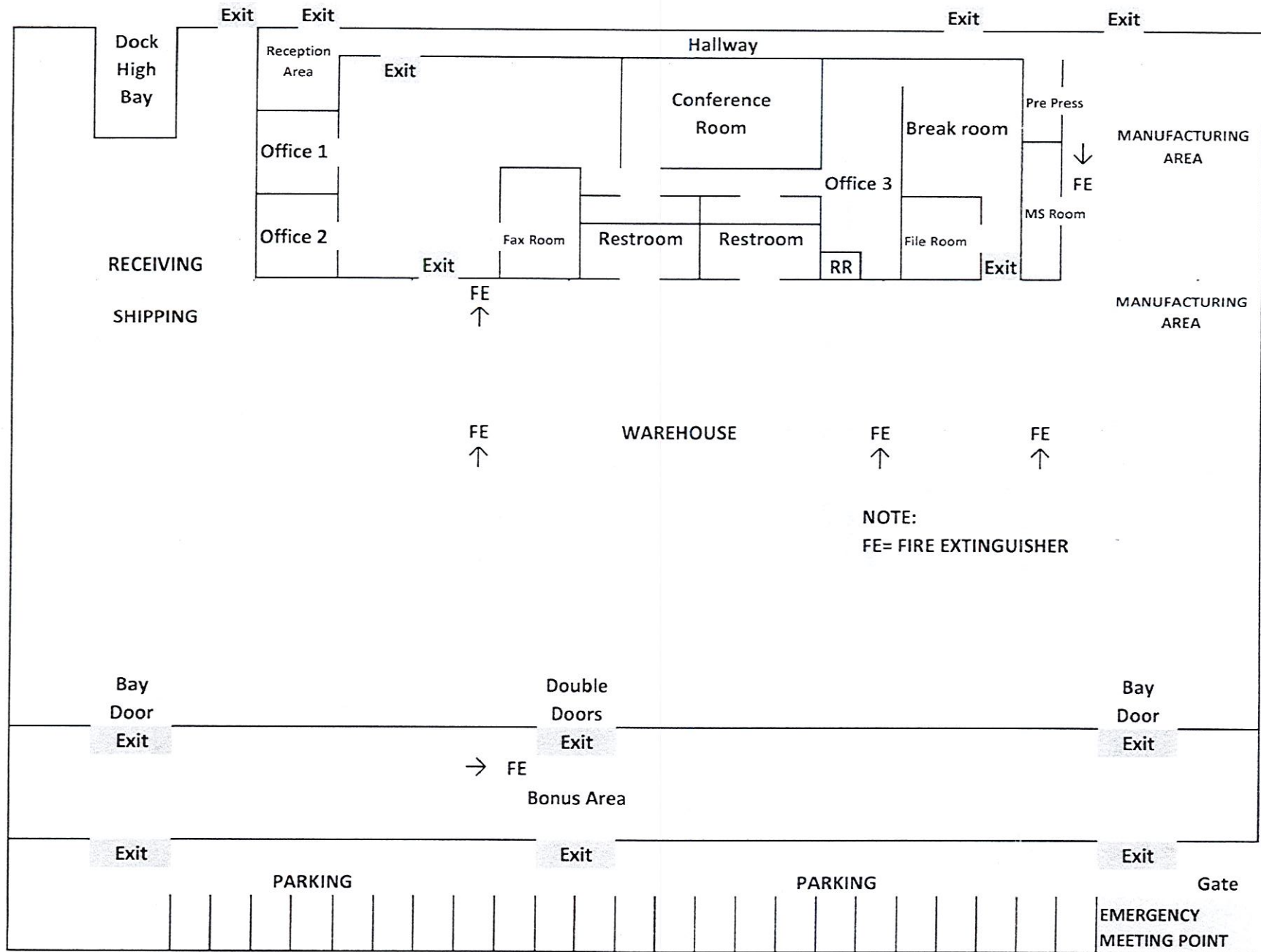
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13435 S. Broadway, Los Angeles County, Ca 90061

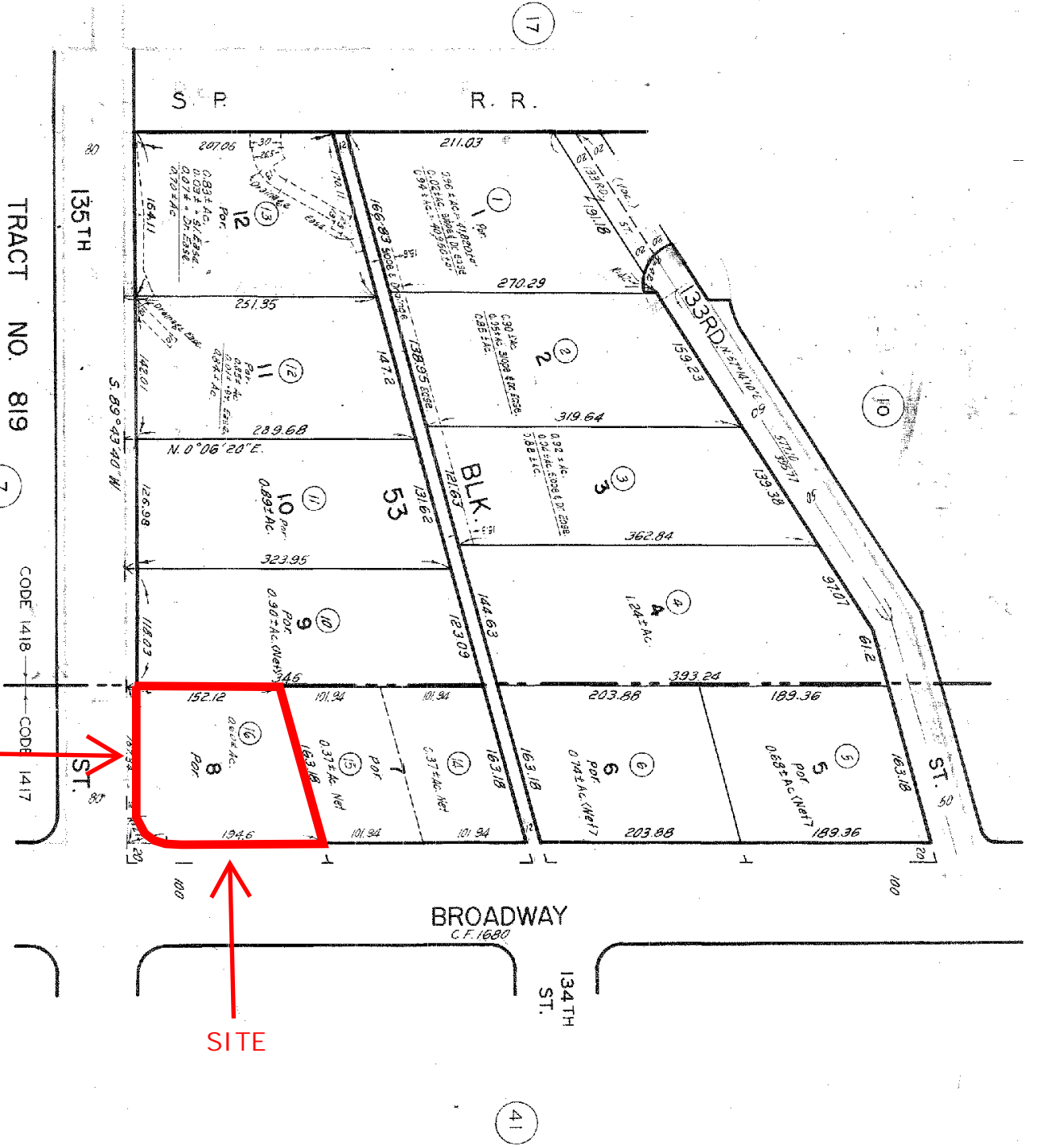


Not to Scale

13435 S. Broadway, Los Angeles County, Ca 90061

CODE
1418
1417
FOR PREV. ASSM'T. SEE:
6132-9

TRACT NO. 819
M.B. 16-154-155



SITE

SITE