DEVELOPMENT OPPORTUNITY

7.19 ACRES OF M-3 ZONED INDUSTRIAL LAND

5310/5335 SOUTHERN AVE

SOUTH GATE, 90280

PENTA PACIFIC PROPERTIES
INDUSTRIAL REAL ESTATE BROKERAGE

LAWRENCE ALLEN & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

2 PARCELS
5310 - 3.96 AC
5335 - 3.23 AC

5310 - #6232 -036-004
5335 - #6222-001-011

ZONING - M3
HEAVY INDUSTRIAL

HEAVY POWER
SUBSTATION ON SITE

POTENTIAL RAIL
SERVED

LOCATION

- 1 MI FROM THE 710 FREEWAY
- NEAR THE 605/5/105/91 FREEWAYS
- MAJOR THOUROUGHFARES -
  - FIRESTONE BLVD
  - IMPERIAL HWY
  - ATLANTIC BLVD

- AZALIA SHOPPING CENTER
- MAERSK SUPPLY SERVICE
- K PAC & PCA
- SCHULTZ STEEL FRAMES
- AMAZON
- J.B. HUNT

NEIGHBORING BUSINESSES

POTENTIAL SITE PLAN

PROPERTY INFORMATION

- 5335 - APPROXIMATELY 49,000 S.F.
  APPROXIMATELY 74 STALLS
- 5310 - APPROXIMATELY 80,000 S.F.
  APPROXIMATELY 109 PARKING STALLS

PROPERTY SUMMARY

SOUTH GATE

7.19 AC

INDUSTRIAL LAND

M3 ZONED

DISCLAIMER: SITE PLANS ARE MERELY ESTIMATES AND HAVE NOT BEEN APPROVED THROUGH CITY AGENCIES FOR LAYOUT AND OTHER DEVELOPMENT REQUIREMENTS, ACTUAL SIZE OF THE BUILDINGS MAY VARY. LAYOUT COURTESY OF RGA ARCHITECTS.

CONTACTS

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PENTA PACIFIC
PROPERTIES
INDUSTRIAL REAL ESTATE BROKERAGE

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