

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



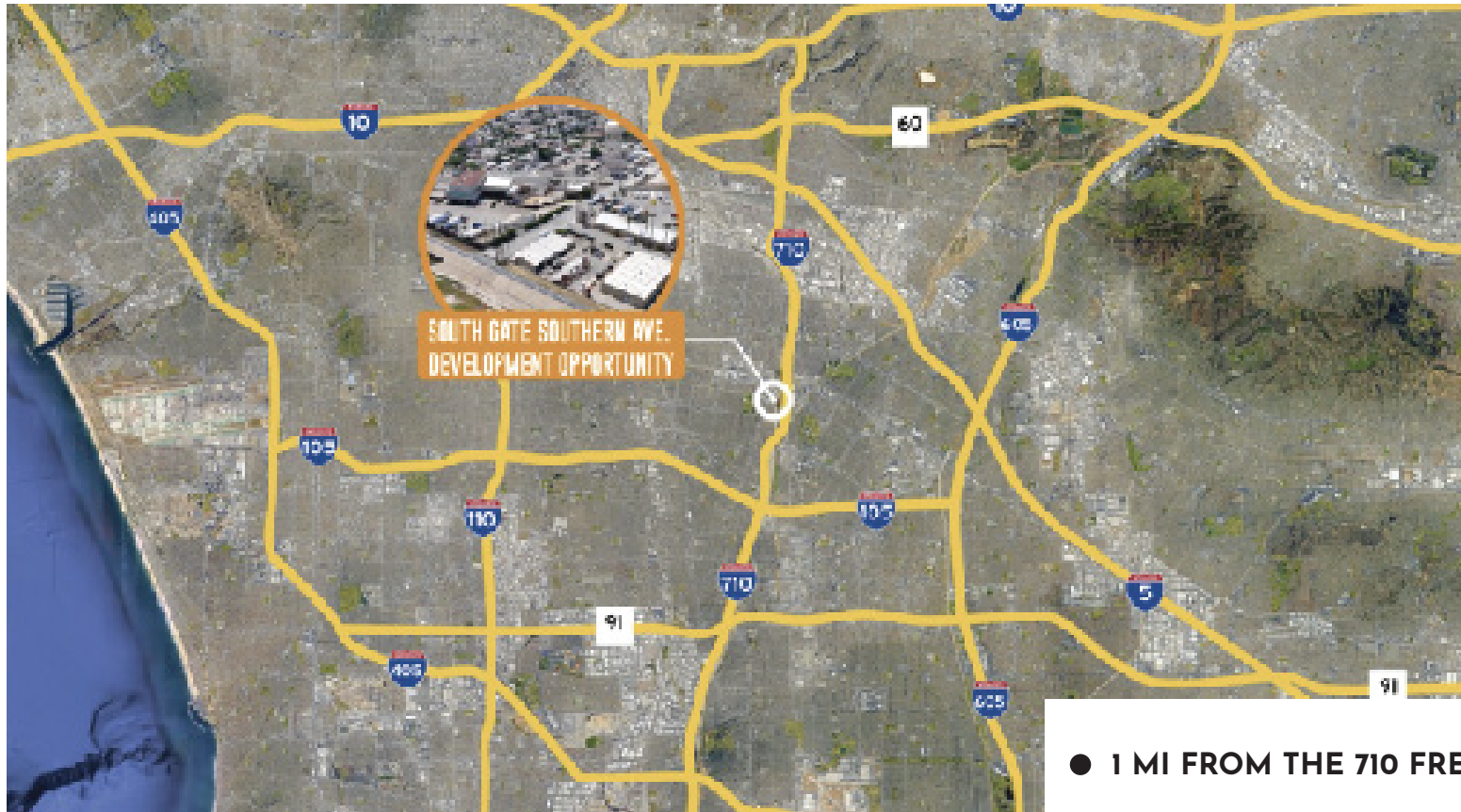
HEAVY POWER
SUBSTATION ON SITE



POTENTIAL RAIL
SERVED



LOCATION



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



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

NEIGHBORING BUSINESSES



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.

COMPARABLES

- DATE: 11/02/2021
- 6.62 AC
- SALE \$: \$50,000,000



[16323 SHOEMAKER AVE]
CERRITOS, CA 90703

[16323 SHOEMAKER AVE]

- DATE: 09/16/2021
- 7 AC
- SALE \$: \$38,500,000



[2187 GARFIELD AVE]
COMMERCE, CA 90040

[2187 GARFIELD AVE]

- DATE: 11/17/2021
- 1.97 AC
- SALE \$: \$23,250,000



[NW OF S EASTERN AVE AND E 61ST ST]
COMMERCE, CA 90040

[NW OF S EASTERN AVE AND E 61ST ST]

- DATE: JUNE 2021
- 2,239 SF
- \$/SF: \$2.00/SF NNN



[4120-4134 BANDINI BLVD]
VERNON, CA 90058

[4120-4134 BANDINI BLVD]


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P R O P E R T I E S
INDUSTRIAL REAL ESTATE BROKERAGE

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