



Properties for Sale

1 3490 Randolph St, Huntington Park, CA 90255



Property Details

| | |
|------------------------|-------------|
| Price | \$2,895,000 |
| No. Unit | 0 |
| Rentable Building Area | 9,835 SF |
| Total Lot Size | 0.39 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | C |
| Status | Active |

Property Notes

Sale Notes

Free Standing Dock High Building w/Large Yard Available for Sale
Vacant and Recently Refurbished this Property is Available for Immediate Occupancy at Close of Escrow (or possibly sooner)
Large 7,000 Sq. Ft. Fenced Yard w/Parking for Over 20+ Vehicles / or Lots of Outside Storage
2 Dock High Positions Including 26' Interior Truck Well / Plus 10' x 10' Ground Level Loading Door
12' - 18' Interior Clearance Height w/Separate 3 Phase & 1 Phase Electrical Service
1,200 Sq. Ft. of Air-Conditioned Office Area w/3 Restrooms & a Kitchenette
Vernon Adjacent w/No Warehouse Parcel Tax
1/2 Mile South of Slauson near DowneyRd./Atlantic Blvd. near 5 & 710 Fwys.
Great, Turnkey Owner/User Property / Perfect for Wide Variety of Warehouse Uses

Highlights

Small Dock-High Free Standing Building

Large, Secure Yard (7,000 sq. ft.) w/20+ Parking or Lots of Outside Storage

Vacant and Ready for Immediate Possession (at COE)

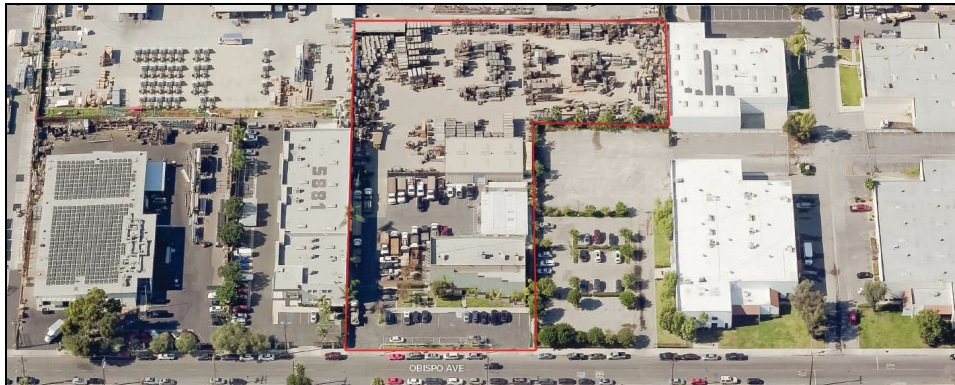
Vernon Adjacent w/No Warehouse Parcel Tax

Refurbished in 2018 w/1,200 Sq. Ft. of Office w/3 Restrooms & Kitchenette

Competitively Priced at \$2.895M / Perfect SBA Financed Owner/User Warehouse Building

Photos





Property Details

| | |
|------------------------|--------------|
| Price | \$19,000,000 |
| No. Unit | 0 |
| Rentable Building Area | 108,635 SF |
| Total Lot Size | 2.49 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | C |
| Year Built | 1989 |
| Status | Active |

Property Notes

Sale Notes

All Measurements Contained Herein are Approximate. Prospective Buyer Should Conduct an Independent Investigation and Verification of all Information Contained Herein. Taxes are Current Taxes.

Highlights

NNN Leased Investment @ \$7 Billion Tenant

5 Year NNN Lease Expiring July 31, 2027
Annual Increases (4+ Years Remaining)

Call Re: Assumable Loan

2.49 Acres of Land



Property Details

| | |
|------------------------|-------------|
| Price | \$3,129,300 |
| No. Unit | 0 |
| Rentable Building Area | 6,588 SF |
| Total Lot Size | 0.31 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | B |
| Year Built | 1980 |
| Status | Active |

Property Notes

Highlights

High Image Free Standing Building with Fenced Yard

800 Amps, Sprinklers, Large GL Door

Torrance Airport Industrial Park

Close Proximity to 110 and 405 Freeways

Clean Rooms with Compressed Air/Nitrogen and DI Water System

Photos





Property Details

| | |
|------------------------|-------------|
| Price | \$5,350,000 |
| No. Unit | 0 |
| Rentable Building Area | 10,501 SF |
| Total Lot Size | 0.47 AC |
| Property Type | Industrial |
| No. Stories | 2 |
| Building Class | B |
| Year Built | 1990 |
| Status | Active |

Property Notes

Sale Notes

Great opportunity to start your own business. Profitable. Performance Parts Exchange (PPE) is an independent and family-owned company that specializes in remanufacturing automotive parts that serves all Southern California since the 1990s and has been thriving for over 30 years. PPE supplies professional automotive warehouses and the automotive repair industry with remanufactured parts for a huge variety of parts for many makes and models and maintenance services to a loyal customer base. Spacious two detached industrial buildings, custom designed combo of warehouse and office spaces totaling 10,501 sf per appraiser's measurement and lot size 21,211 sf. per assessor located in the heart of Valley Business Center in City of La Puente adjacent to the City of Industry. Front building 5,656 sf. with office spaces approximately 2,130 +/- sf. and rear building 4,845 sf. It's zoned M1, Light Manufacturing Zone, which permits a wide range of industrial and limited commercial uses with 15 parking spaces and unlimited street parking. There are 5 restrooms, supply/inventory rooms, private office rooms, loft spaces, and break rooms for the employees. Inside the front and rear of the buildings are an ample warehouse area with 18-to-22-foot ceilings and 4 industrial roll-up garage doors and more to mention. The current owner is willing to provide training and support to ensure a smooth transition of ownership. With a steady stream of repeat and referral customers, there is ample opportunity to expand the business and increase revenue. This is a turnkey opportunity for an entrepreneur or an existing business owner to take over a thriving remanufacturing automotive parts and continue to grow it. Don't miss this great opportunity to own real estate and leasing income with excellent potential. Commercial buildings and the business will be sold together.

Highlights

| | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Great opportunity to start your own business and own real estate or leasing income with excellent potential | Remanufacturing automotive parts for many makes and models and maintenance services to a loyal customer base | Provide training and support to ensure a smooth transition of ownership |
| Combo of warehouse and office spaces totaling 10,501 sf per appraiser's measurement and lot size 21,211 sf. per assessor | Spacious Two Detached Industrial Buildings | 15 parking spaces and unlimited street parking |

Photos





Property Details

| | |
|------------------------|--------------|
| Price | \$15,217,950 |
| No. Unit | 0 |
| Rentable Building Area | 55,338 SF |
| Total Lot Size | 2.41 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | C |
| Year Built | 1959 |
| Status | Active |

Property Notes

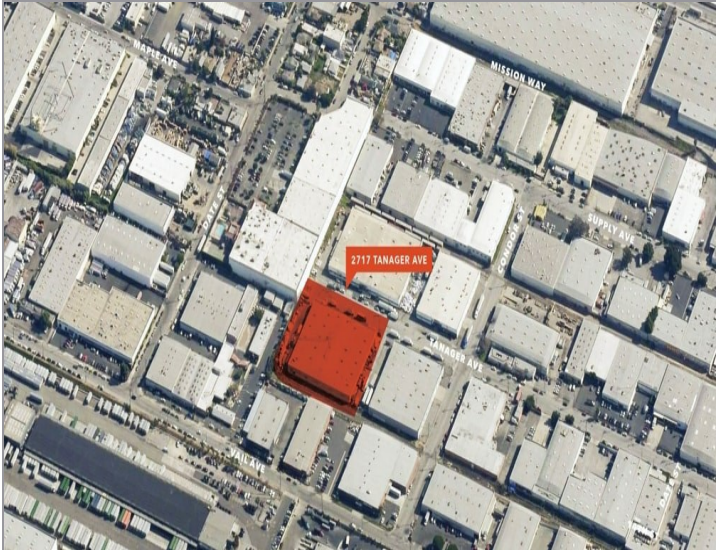
Highlights

Eight recessed dock-high loading positions

Heavy well-distributed power

Private cul-de-sac street

Photos





Property Details

| | |
|------------------------|-------------|
| Price | \$7,990,000 |
| No. Unit | 0 |
| Rentable Building Area | 21,144 SF |
| Total Lot Size | 1.42 AC |
| Property Type | Industrial |
| No. Stories | 2 |
| Building Class | C |
| Year Built | 1977 |
| Status | Active |

Property Notes

Sale Notes

Zoned LCM2, this property features a versatile use with plentiful land to expand the current building. The divisible warehouse has a large open floor plan with 20ft clear height ceilings allowing for flexible use of the space. It is also equipped with a freezer and cooler that are both functional & sizable. Additionally, the warehouse includes a dock high loading position, two ground level doors, and ample turnaround space for large/small trucks. Currently the building is split into two units, but can be easily converted back to a single tenant space.

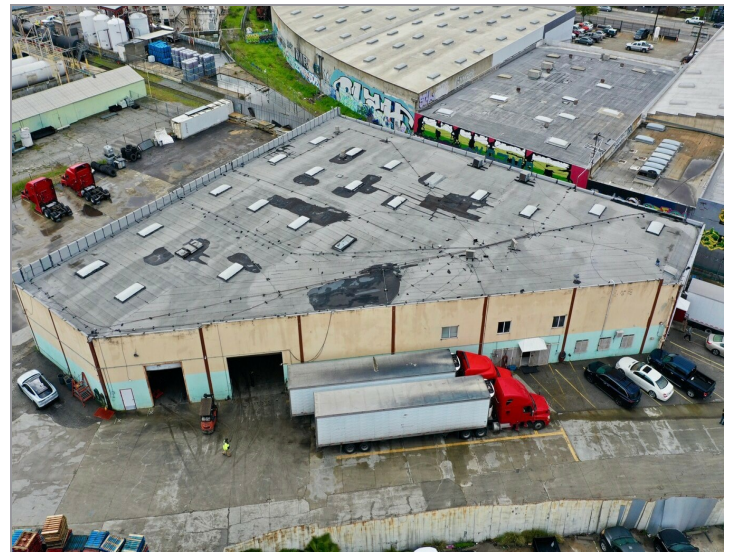
Highlights

Versatile LCM2 Zoning
Fully Sprinklered

Oversized Land Parcel
Gated Secured Lot

Single or Divisible Building
Close Proximity to Major Freeways

Photos





Property Details

| | |
|------------------------|--------------|
| Price | \$12,671,995 |
| No. Unit | 0 |
| Rentable Building Area | 32,081 SF |
| Total Lot Size | 1.20 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | C |
| Year Built | 1953 |
| Status | Active |

Property Notes

Photos





Property Details

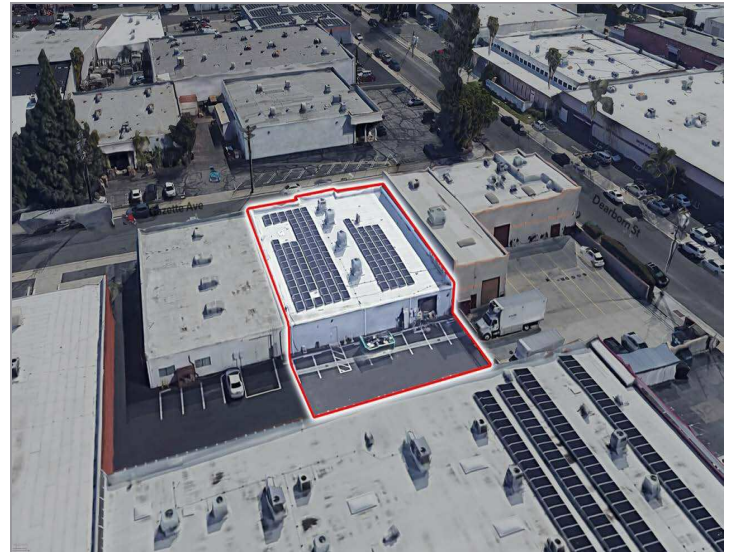
| | |
|------------------------|-------------|
| Price | \$3,069,108 |
| No. Unit | 0 |
| Rentable Building Area | 7,692 SF |
| Total Lot Size | 0.22 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | B |
| Year Built | 1967 |
| Status | Active |

Property Notes

Sale Notes

Rare Chatsworth Building For Sale
100% HVAC, 600 amps, Full Solar System
Gated Rear Yard

Photos





Property Details

| | |
|----------------|---------------------|
| Price | Price Not Disclosed |
| No. Unit | 0 |
| Total Lot Size | 1.04 AC |
| Property Type | Land |
| Status | Active |

Property Notes

Sale Notes

- Great visibility and access from I-35 in highly desirable Rayzor Ranch Town Center
- Located directly in front of new 318 room Embassy Suites & 70K sq. ft. Convention Center (only convention center in Denton)
- Strong traffic drivers include nearby University of North Texas campus & football stadium (enrollment 40,000) as well as Texas Women’s University (enrollment 12,800)
- Large regional Presbyterian Hospital across the street with 255 beds and over 1000 employees as well as many other nearby medical offices
- Village at Rayzor Ranch, Eastpark, and The Vista at Rayzor Ranch offers over 900 units of luxury apartment living
- Located north of 380, the newly developed luxury rental home community - The Residences of Rayzor Ranch
- Multiple sub-anchor tenants to be added in the center and new Home Depot planned across the street next to existing Walmart & Sam’s Club
- Other strong tenants include Marshall’s, Kohl’s, Ross, Petco, WinCo Foods, Albertsons, Andy B’s Bowl & Social, Academy Cinema & Draft House

Property Description

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Highlights

Pad Site 1.04 Acres

Photos





Property Details

| | |
|---------------------|-------------|
| Price | \$5,555,500 |
| No. Unit | 0 |
| Gross Leasable Area | 7,619 SF |
| Total Lot Size | 0.74 AC |
| Property Type | Retail |
| Cap Rate | 5.85% |
| No. Stories | 2 |
| Year Built | 2015 |
| Status | Active |

Property Notes

Sale Notes

Newmark Retail Capital Markets is pleased to present the opportunity to acquire Driver's Edge Complete Tire & Auto Service, a pride of ownership 6,649 square foot building along Highway 157 (Cooper Street) in Arlington, Texas. The property is located between Dallas and Fort Worth, Texas in an affluent and rapidly developing area and is situated in a major retail corridor, exposing the property to over ±43,000 vehicles on a daily basis.

Located directly off Cooper St, Driver's Edge is ideally situated in a densely populated, high growth submarket with excellent household formation and incomes. With over 43,000 vehicles per day that pass the property, major retailers such as Aldi, Planet Fitness, QuikTrip, Kroger, Kohls and more have planted their flags here. The property is located just two miles south of Interstate 20, a major roadway connecting Fort Worth and Dallas.

Highlights

Absolute NNN Lease with 13.5 Years Remaining.

Located Along Class A Retail Corridor.

Situated in Affluent DFW Submarket

Less than 2 miles South of Interstate 20.

Arlington is home to the Dallas Cowboys and Texas Rangers.

Corporate Guarantee has over 350 Locations in 17 States.

Photos





Property Details

| | |
|---------------------|-------------|
| Price | \$3,150,000 |
| No. Unit | 0 |
| Gross Leasable Area | 5,720 SF |
| Total Lot Size | 0.30 AC |
| Property Type | Retail |
| Cap Rate | 5.97% |
| No. Stories | 1 |
| Building Class | C |
| Year Built | 1988 |
| Status | Active |

Property Notes

Sale Notes

PRICE IMPROVEMENT - KM & Associates at JohnHart Commercial are pleased to offer for sale a great investment opportunity for an automotive service-related entrepreneur to acquire an income-generating property in a robust retail submarket.

18812 Parthenia Street sits on a 12,854-square-foot (0.3-acre), M1-zoned lot which will provide ample parking for automotive-related services. Built in 1988, the building spans 5,720 square feet with nine bays and a spray paint booth with a working office area. The auto building is currently leased to four tenants on month-to-month leases. The property is located directly on Parthenia Street, east of Reseda Blvd and west of Tampa Avenue in the city of Northridge with traffic counts over 34,000 vehicles per day.

The West San Fernando Valley submarket has a resilient retail backbone and trends to the ideal tenants for 18812 Parthenia Street. The submarket's vacancy rate has held steady around 5.5% since 2021, but that is higher proportionally in malls and power centers, whereas most of the area's demand comes from local serving businesses. Whether an owner user or investor, the spending demographics in the area point toward success, with an average household income of \$99,902, which contributes to \$2.7 billion in annual consumer spending within a three-mile radius.

Please contact broker for more details. DO NOT STEP ON THE PROPERTY - DRIVE BY ONLY.

Highlights

18812 Parthenia Street presents a rare owner user or investment opportunity for an automotive industry property.

The facility spans 5,720 square feet on a 0.3-acre lot with nine bays and a spray paint booth with a working office area.

All current tenants are on month-to-month leases for immediate income with a net operating income of \$187,900.

Features high visibility frontage on Parthenia Street with traffic counts over 34,000 vehicles per day.

Photos





Property Details

| | |
|------------------------|-------------|
| Price | \$5,918,450 |
| No. Unit | 0 |
| Rentable Building Area | 23,000 SF |
| Total Lot Size | 0.69 AC |
| Property Type | Industrial |
| No. Stories | 1 |
| Building Class | C |
| Year Built | 1953 |
| Status | Active |

Property Notes

Sale Notes

A unique owner-user property in prime North Hollywood that sits on an approx. 30K SF lot and approx. 23,000 SF of total building area(s) of which approx. 7,000 SF believes is unpermitted space under the roof. The 7280 Bellaire Ave. structure spans approx. 9,000 SF which currently serves as a Home Improvement Retail Center, with ample showroom space, private office, kitchen, and restrooms. Currently, the outdoor area which separates the buildings serves as an outdoor landscape showroom with lush landscaping. The 7282 Bellaire Ave. structure spans approx. 7,200 SF which currently serves as a manufacturing facility servicing custom stone, cabinet, and wrought iron fabrication, including private residence (unpermitted).

Highlights

- Ask About Bridge Financing Powered By Forbix
- Both buildings are each serviced with 400-amp panels and 3 phase power.
- Corner property in prime North Hollywood.
- Unique owner/user opportunity.
- Excellent central valley location.
- Ideal space for office showroom, manufacturing, warehouse and distribution.

Photos





Property Details

| | |
|----------------|---------------------|
| Price | Price Not Disclosed |
| No. Unit | 0 |
| Total Lot Size | 7.05 AC |
| Property Type | Land |
| Status | Active |

Property Notes

Sale Notes

Palomar Road is a prime opportunity to acquire seven acres of industrial land in Southern California. Presently rough graded with no utilities to the site, this plot of land is zoned BP (Business Park) for Riverside County. Business Park zoning accommodates various industrial and related uses, including warehousing/distribution, assembly, and light manufacturing, repair facilities, business parks, and corporate offices. For businesses searching for a property to develop on, the zoning for Palomar Road allows for employee-intensive purposes, such as research and development technology centers, a "clean" industry, and supporting hotel and ancillary retail uses. This land is ideal for a warehouse or public storage.

Palomar Road is in a desert environment, with beautiful weather and mountainous scenery. Nestled between a host of residential neighborhoods close to Menifee Global Medical Center and the City of Menifee, businesses will enjoy the proximity to everything while experiencing the rural locale and the extra acres to expand. Palomar Road has convenient access to local retail and office amenities at the Sun City Shopping Center, with anchor tenant Vons located two miles from the property. The land property offers easy highway connectivity to frequently traveled Interstate 215, four minutes away. Palomar Road is primed to provide an ideal investment or development opportunity to own industrial land with many uses.

Highlights

Palomar Road is an ideal destination to acquire seven acres of industrial land zoned for a business park in the Inland Empire.

Palomar Road offers easy access to the heavily trafficked Interstate 215 four minutes away.

Offers scenic mountain views and a desert environment in rural suburbia within four miles of the City of Menifee.

Zoning allows for endless opportunities for research, technology centers, public storage, warehousing, and distribution.

Photos

