

FOR LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial · Industrial

- IDEAL FOR LOGISTICS, WAREHOUSING, OR MANUFACTURING
- AVAILABLE FOR IMMEDIATE OCCUPANCY

8730
CROCKER
STREET

≈49,399 SF
\$1.10/SF NNN (~\$0.19 NETS)

INDUSTRIAL BUILDING

Delivered vacant and featuring modern warehouse design with $\pm 10,000$ SF mezzanine space

M2 Zoning in South Los Angeles — Allows for a wide range of industrial uses including warehousing, logistics, and manufacturing

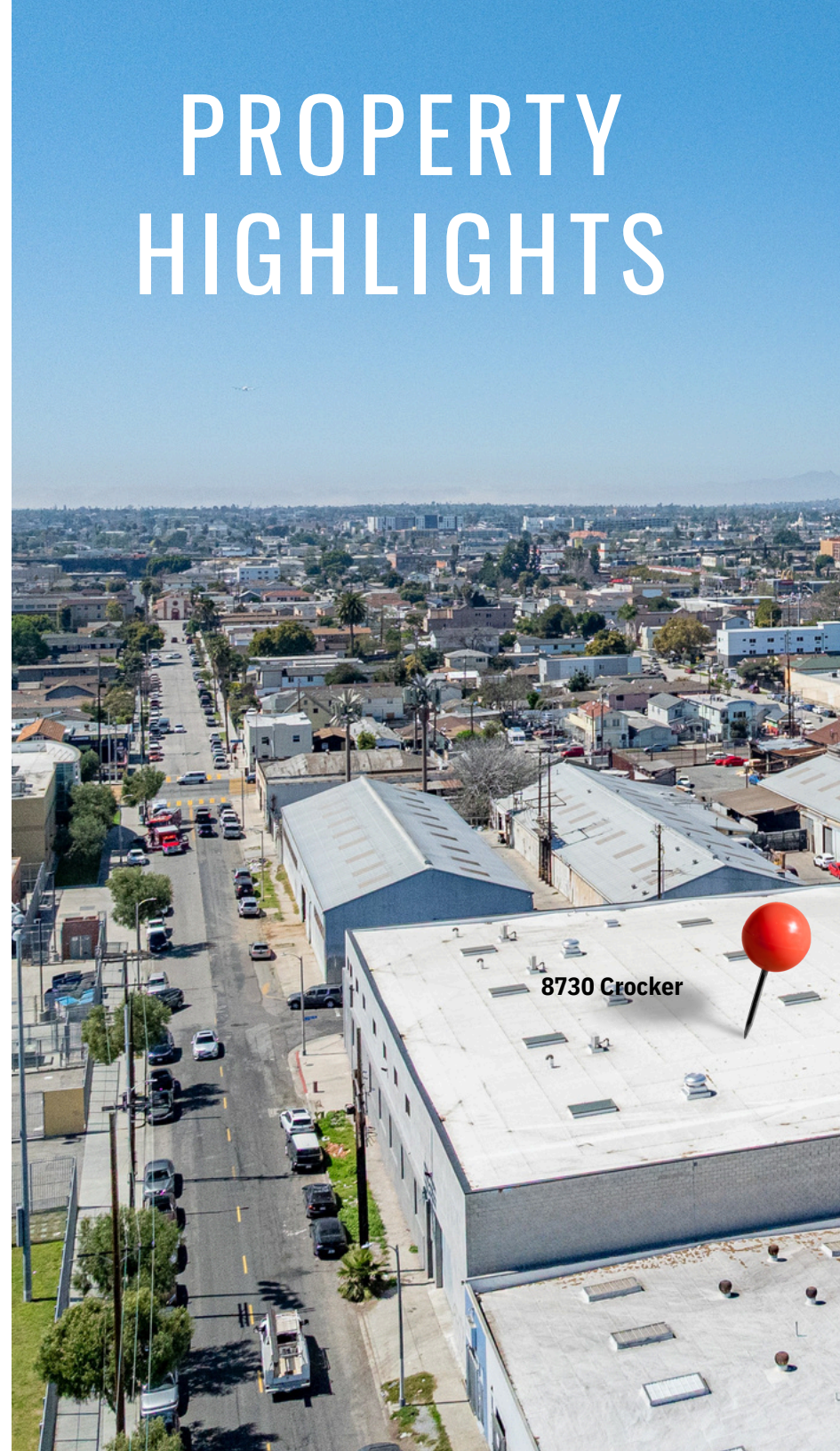
High-Clearance Warehouse — 30' clear height with efficient column spacing ideal for racking, storage, or distribution operations

Five Loading Docks — Functional loading design supports seamless logistics and goods movement

Heavy Power Infrastructure — Equipped with 400 amps, 3-phase, 4-wire power to support manufacturing or high-load tenants

Exceptional Accessibility — Immediate access to I-110 and I-105, with proximity to I-10 and major freight corridors

PROPERTY HIGHLIGHTS

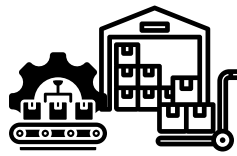


PROPERTY DETAILS

8730 Crocker St., Los Angeles, CA 90003



8730 Crocker



Manufacturing or Warehousing uses allowed



Brand New Building



Multiple Loading Docks

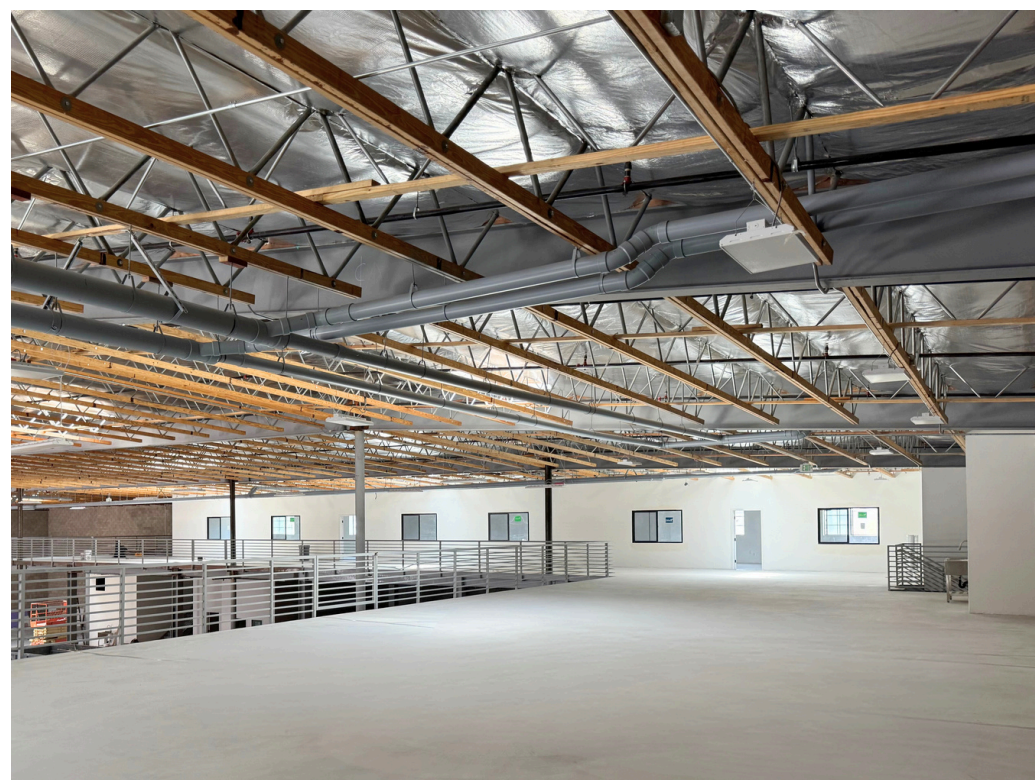


Ample Parking

Available Space	Option 1: ±49,399 SF Industrial Building Option 2: ±39,399 SF Ground Floor • ±10,000 SF Mezzanine
Office Buildout	• Downstairs: 2 private offices, breakroom, 2 restrooms (Men/Women), No A/C • Upstairs: 4+ offices, HVAC, 2 restrooms (Men/Women)
Asking Price	\$13,950,000 (\$282PER SF)
Frontage	Crocker St
Tenancy	Single
Parking	23 Surface
Stories	1
Clear Height	30' (14' under mezzanine)
Docks	4 ground level & 1 dock high loading
Power	400 Amps, 3-Phase, 4-Wire
Sprinklered	Yes (Call broker for details)
Construction	Masonry
Year Built	2026
Zoning	M2
APN	6041-018-020

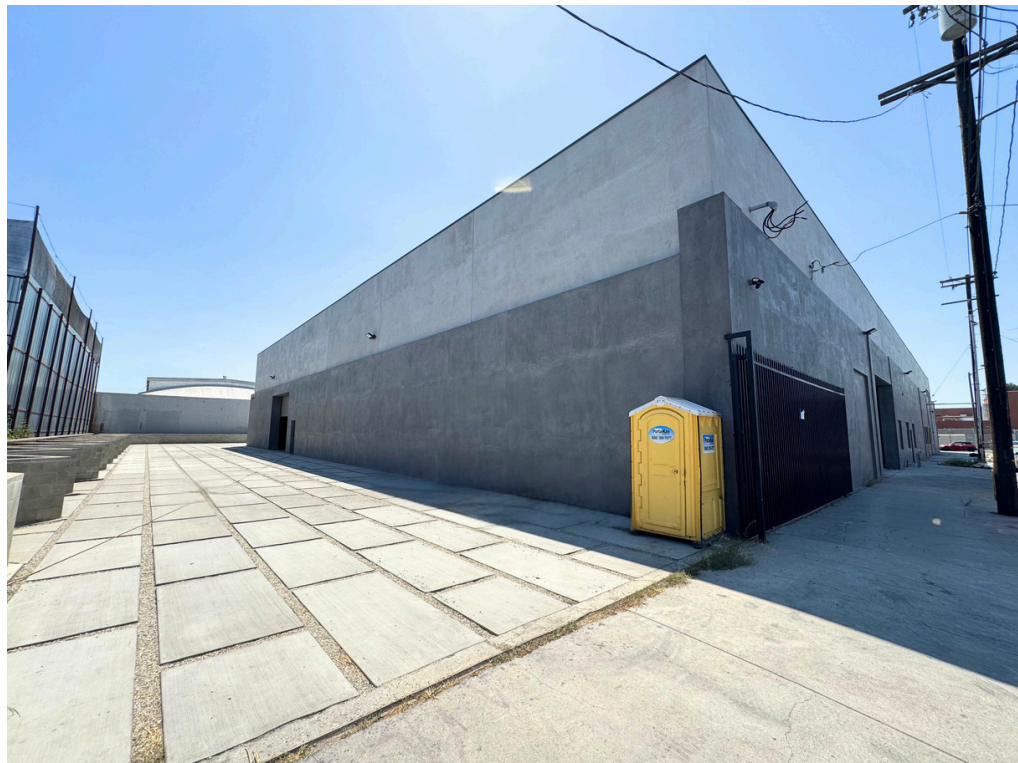






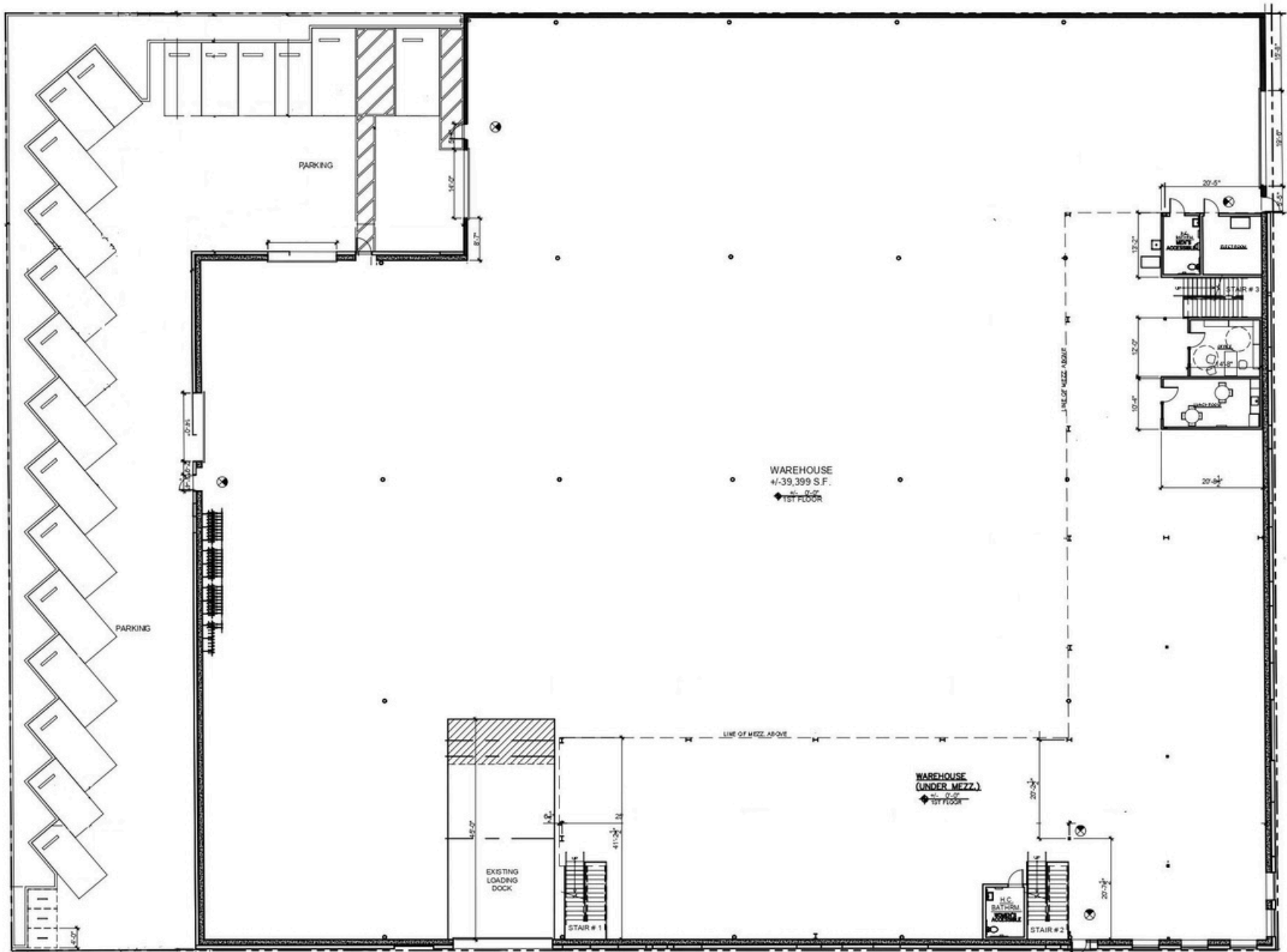


Crocker St
10457



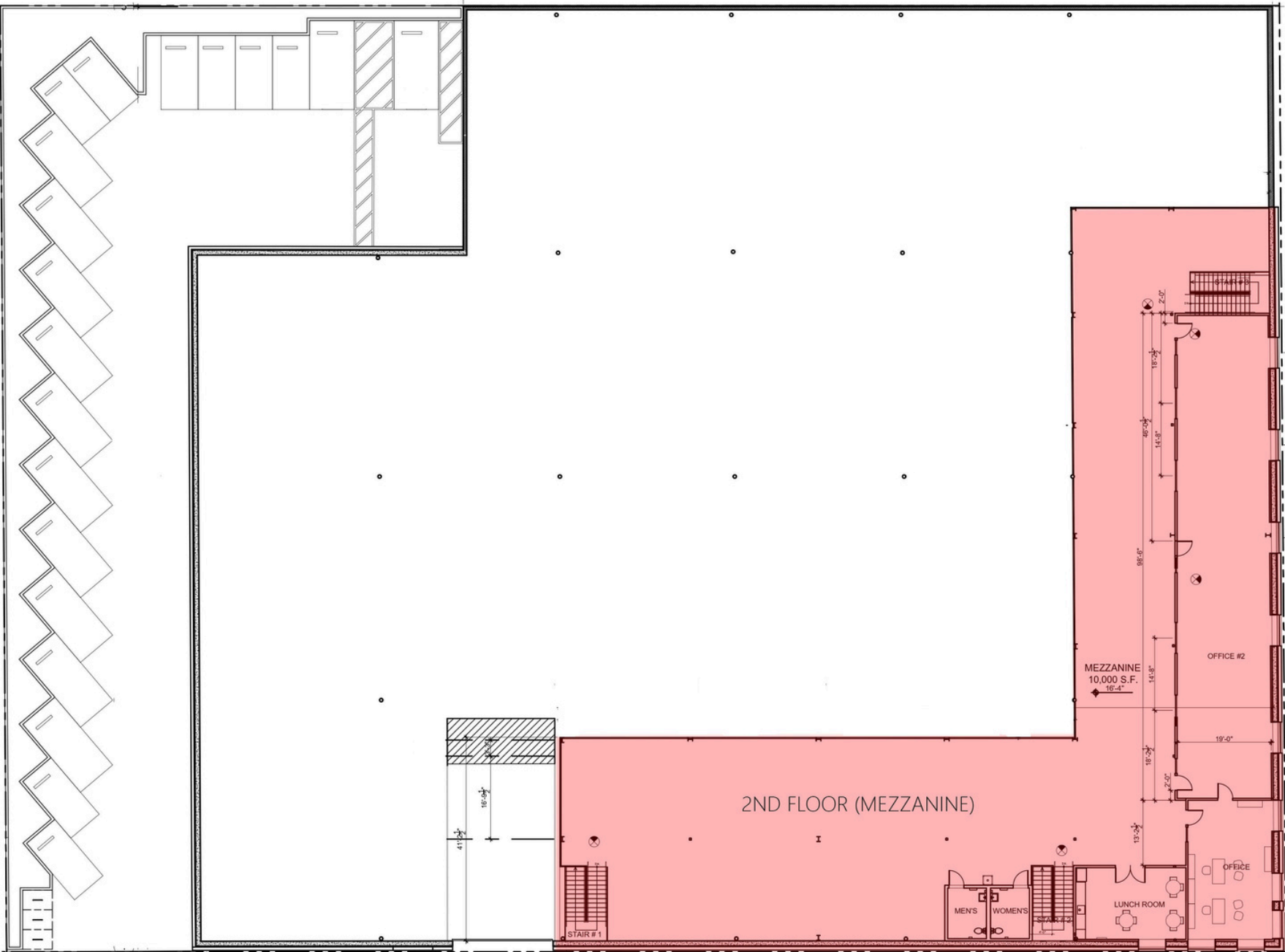
FLOOR PLAN

FIRST FLOOR

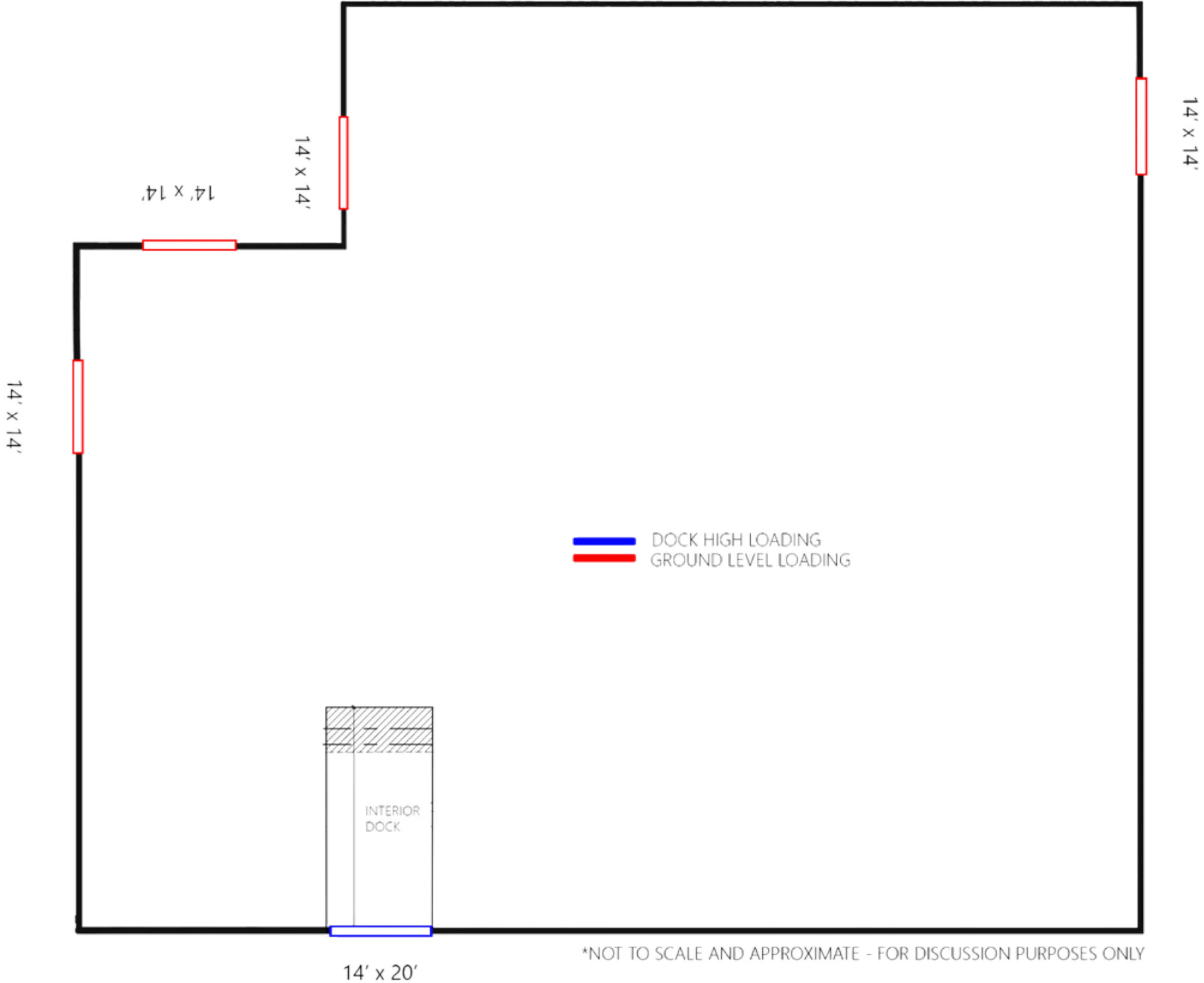


FLOOR PLAN

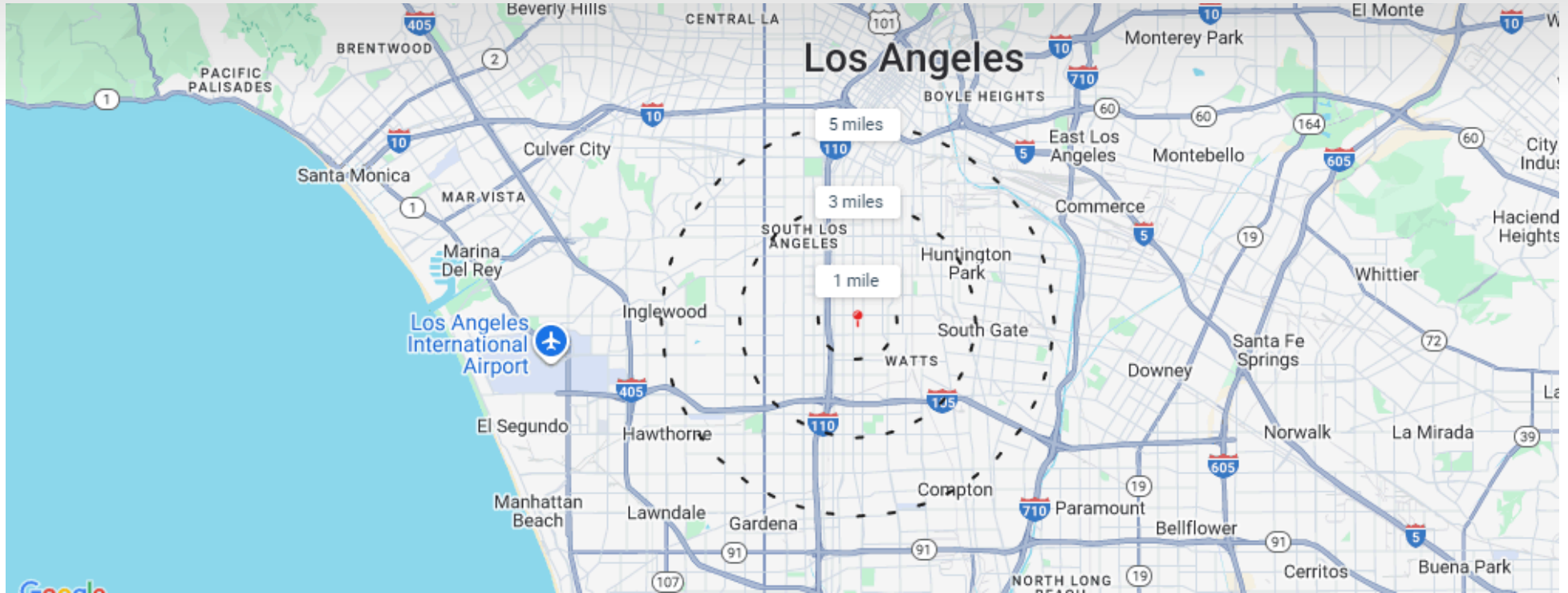
SECOND FLOOR



LOADING DOCKS LAYOUT



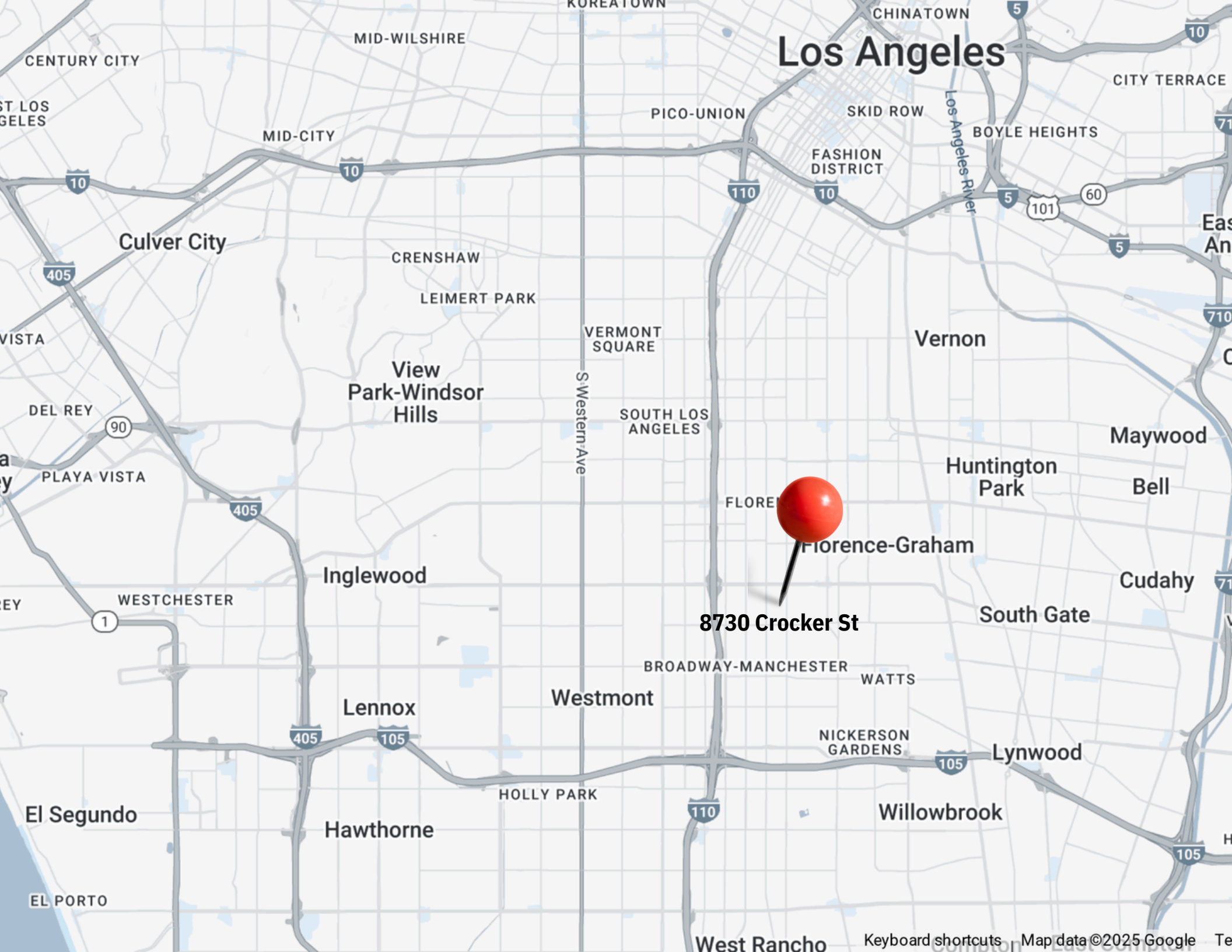
GREAT FREEWAY ACCESS



Key Access & Distance Table

DESTINATION	DISTANCE	APPROX. DRIVE TIME
Interstate-110 (Harbor Freeway)	~1.3 miles	~5 minutes
Interstate-105 (Century Freeway)	~2.5 miles	~8 minutes
Downtown Los Angeles	~8.5 miles	~15 minutes
Los Angeles International Airport (LAX)	~9.2 miles	~17 minutes
Port of Long Beach	~18.8 miles	~26 minutes

Los Angeles



8730 Crocker St

**FOR MORE INFORMATION REGARDING THIS
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