

Property Layout

THE LAYOUT



Functional Industrial Layout: 12,406 SF concrete tilt-up facility with two drive-in doors, 12' clear height, and 18 gated parking spaces supports a wide range of industrial operations.



Current \$132,000 annual gross rental income under a month-to-month lease provides immediate income while preserving flexibility for future investment or owner-user plans.

CURRENT INCOME

THE OPPORTUNITY

5725 S San Pedro Street presents an excellent opportunity for an investor or owner-user to acquire a 12,406-square-foot industrial property situated on a 20,339-square-foot lot in the South Los Angeles submarket.

Located within a designated Opportunity Zone, the property may offer potential tax advantages for qualified investors. Built in 1947, the concrete tilt-up building features a 12-foot clear height, two drive-in doors, and 18 parking spaces secured by a controlled-access gate.

The property is zoned LAMR1 with a heavy manufacturing land-use designation, providing flexibility for a variety of industrial uses.

Electrical panels were replaced and the parking lot was repaved in 2024.

Currently generating \$132,000 in gross annual rental income under a month-to-month gross lease, the flexible tenancy allows an investor to continue collecting income while evaluating future plans or an owner-user to pursue occupancy.