

**Available Acres** 1.80

**Land For Sale**
**Available SF** 78,248

**Address:** 10925-10950 Vulcan St (Portfolio), South Gate, CA 90280

**Cross Streets:** Vulcan St/Imperial Hwy

5 Free Standing Buildings w/ Fenced Yards  
 Land Value Pricing \* Clean Environmental  
 Flexibility for Occupier, Investor, Developer  
 Easy Access to 710 Freeway & Beyond

**Sale Price/SF:** \$89.00  
**Sale Price:** \$6,964,072.00  
**Available Acres:** 1.80 Ac  
**Available SF:** 78,248 SF  
**Divisible SF:** No  
**Building SF:** 29,040 SF  
**Yard:** Fenced / Paved

**Gas:**  
**Water:**  
**Sewer:**  
**Electric:** Yes  
**Fiber:**

**Specific Use:** Industrial  
**Zoning:** M2, CDR2  
**Rail Service:** No  
**Market Area:** Commerce/Vernon  
**APN:** 6234004030,6234004031,623400

**Listing Company:** Cushman & Wakefield  
**Agents:** [Brice Larson 909-942-4642](mailto:Brice.Larson@cushwake.com), [Tim Wallace 213-955-5108](mailto:Tim.Wallace@cushwake.com)

**Listing #:** 39383990  
**Notes:** Call brokers for commission information.

**Listing Date:** 12/07/2023

**FTCF:** CB000N000S000

# PROPERTY HIGHLIGHTS

The Project consists of five (5) industrial metal buildings situated on approximately 1.79 acres of land. The buildings range in size from 3,200 to 6,480 square feet.



Building #	Building Address	Building SF	Land SF	Zoning	APN
1	10925 Vulcan Street	6,400	15,794	M2	6234-004-021
2	10935 Vulcan Street	3,200	7,708	M2	6234-004-022
3	10940 Vulcan Street	6,480	18,514	CDR2	6234-004-032
4	10932 Vulcan Street	6,480	16,700	CDR2	6234-004-031
5	10950 Vulcan Street	6,480	19,532	CDR2	6234-004-030
<b>TOTAL</b>		<b>29,040 SF</b>	<b>78,248 SF</b>		

FOR MORE INFORMATION, CONTACT:

Brice Larson  
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 Lic. No: 02056356

Tim Wallace  
 213 955 5108  
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 Lic. No: 01779950



**Available Acres** 1.26

**Land For Sale**
**Available SF** 54,746

**Address:** 10932-10950 Vulcan St (Portfolio), South Gate, CA 90280

**Cross Streets:** Vulcan St/Imperial Hwy

3 Free Standing Buildings w/ Fenced Yards  
 Land Value Pricing \* Clean Environmental  
 Flexibility for Occupier, Investor, Developer  
 Easy Access to 710 Freeway & Beyond

**Sale Price/SF:** \$89.00  
**Sale Price:** \$4,872,394.00  
**Available Acres:** 1.26 Ac  
**Available SF:** 54,746 SF  
**Divisible SF:** No  
**Building SF:** 19,440 SF  
**Yard:** Fenced / Paved

**Gas:**  
**Water:**  
**Sewer:**  
**Electric:** Yes  
**Fiber:**

**Specific Use:** Industrial  
**Zoning:** CDR2  
**Rail Service:** No  
**Market Area:** Commerce/Vernon  
**APN:** 6234004030,6234004031,623400

**Listing Company:** Cushman & Wakefield  
**Agents:** [Brice Larson 909-942-4642](#), [Tim Wallace 213-955-5108](#)

**Listing #:** 39384000

**Listing Date:** 12/07/2023

**FTCF:** CB000N000S000

**Notes:** Call brokers for commission information.

# PROPERTY HIGHLIGHTS

The Project consists of five (5) industrial metal buildings situated on approximately 1.79 acres of land. The buildings range in size from 3,200 to 6,480 square feet.



Building #	Building Address	Building SF	Land SF	Zoning	APN
1	10925 Vulcan Street	6,400	15,794	M2	6234-004-021
2	10935 Vulcan Street	3,200	7,708	M2	6234-004-022
3	10940 Vulcan Street	6,480	18,514	CDR2	6234-004-032
4	10932 Vulcan Street	6,480	16,700	CDR2	6234-004-031
5	10950 Vulcan Street	6,480	19,532	CDR2	6234-004-030
<b>TOTAL</b>		<b>29,040 SF</b>	<b>78,248 SF</b>		

FOR MORE INFORMATION, CONTACT:

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**Available Acres** 0.54

**Land For Sale**
**Available SF** 23,502

**Address:** 10925-10935 Vulcan St (Portfolio), South Gate, CA 90280

**Cross Streets:** Vulcan St/Imperial Hwy

2 Free Standing Buildings w/ Fenced Yards  
 Land Value Pricing \* Clean Environmental  
 Flexibility for Occupier, Investor, Developer  
 Easy Access to 710 Freeway & Beyond

**Sale Price/SF:** \$89.00  
**Sale Price:** \$2,091,678.00  
**Available Acres:** 0.54 Ac  
**Available SF:** 23,502 SF  
**Divisible SF:** No  
**Building SF:** 9,600 SF  
**Yard:** Fenced / Paved

**Gas:**  
**Water:**  
**Sewer:**  
**Electric:** Yes  
**Fiber:**

**Specific Use:** Industrial  
**Zoning:** M2  
**Rail Service:** No  
**Market Area:** Commerce/Vernon  
**APN:** 6234004031,6234004030,623400

**Listing Company:** Cushman & Wakefield  
**Agents:** [Brice Larson 909-942-4642](#), [Tim Wallace 213-955-5108](#)

**Listing #:** 39384008

**Listing Date:** 12/07/2023

**FTCF:** CB000N000S000

**Notes:** Call brokers for commission information.

# PROPERTY HIGHLIGHTS

The Project consists of five (5) industrial metal buildings situated on approximately 1.79 acres of land. The buildings range in size from 3,200 to 6,480 square feet.



Building #	Building Address	Building SF	Land SF	Zoning	APN
1	10925 Vulcan Street	6,400	15,794	M2	6234-004-021
2	10935 Vulcan Street	3,200	7,708	M2	6234-004-022
3	10940 Vulcan Street	6,480	18,514	CDR2	6234-004-032
4	10932 Vulcan Street	6,480	16,700	CDR2	6234-004-031
5	10950 Vulcan Street	6,480	19,532	CDR2	6234-004-030
<b>TOTAL</b>		<b>29,040 SF</b>	<b>78,248 SF</b>		

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