

15711 & 15777 S. Broadway

37,500 and 45,000 SF ADJACENT BUILDINGS FOR SALE



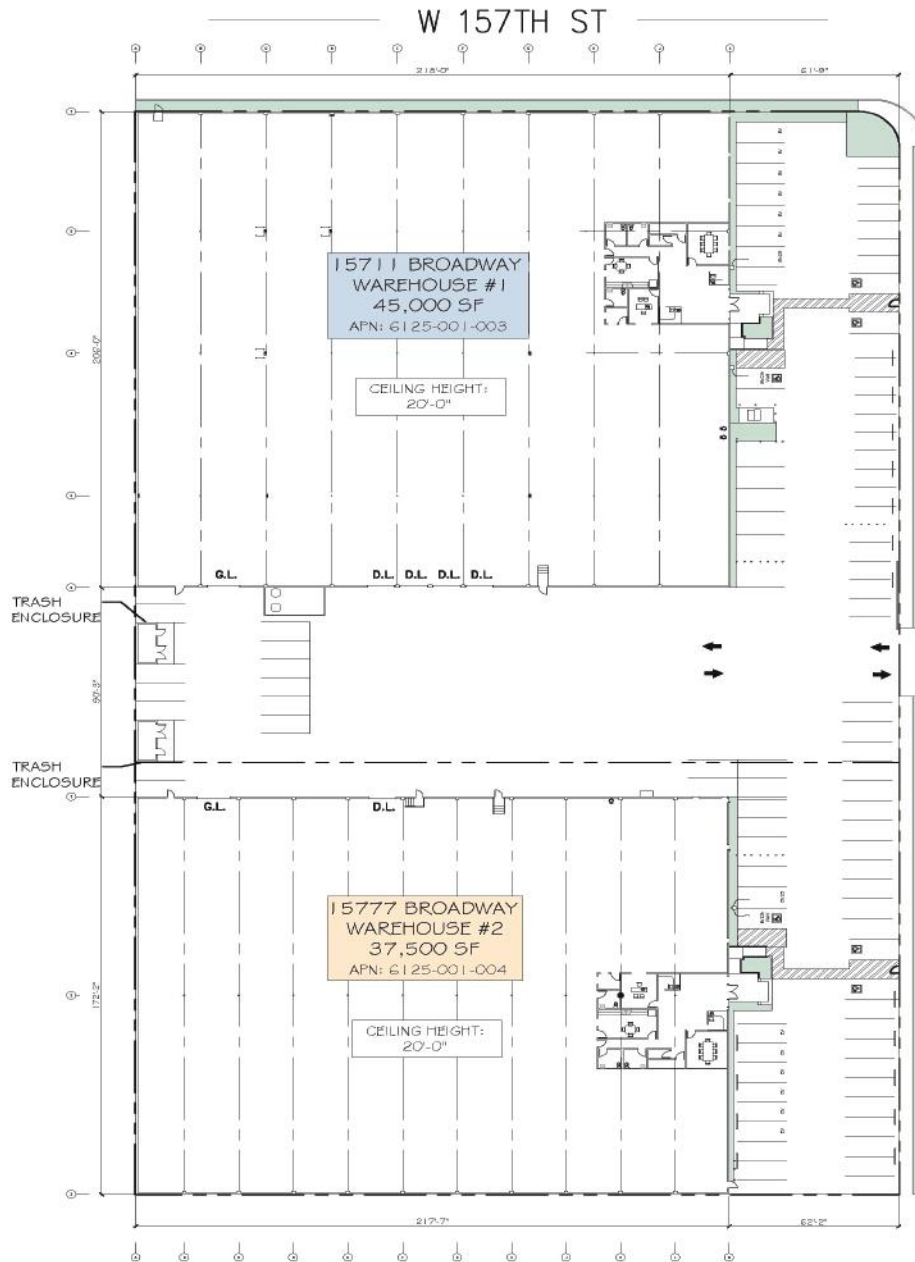
Property Highlights:

- * Buildings totaling 82,500 SF
- * New 4,000 SF total office area
- * Fenced and secured yard
- * 20' clear ceiling height
- * Heavy power, sprinklers
- * 5 dock high doors 2 drive in doors
- * 89 car parking
- * Minutes to 105, 405, 91 and 110 fwys
- * To be fully refurbished - call for details
- * No gross receipts taxes, no green zone restrictions

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CommercialPropertyGroup
INDUSTRIAL AND COMMERCIAL REAL ESTATE



15711 BROADWAY - WAREHOUSE #1

OFFICE:	2,000 SF
WAREHOUSE:	43,000 SF
TOTAL:	45,000 SF

PARKING

ADA:	2
ADA EVCH:	1
EVCH:	1
EV:	6
STANDARD:	38
TOTAL:	48

15777 BROADWAY - WAREHOUSE #2




OFFICE:	2,000 SF
WAREHOUSE:	35,500 SF
TOTAL:	37,500 SF

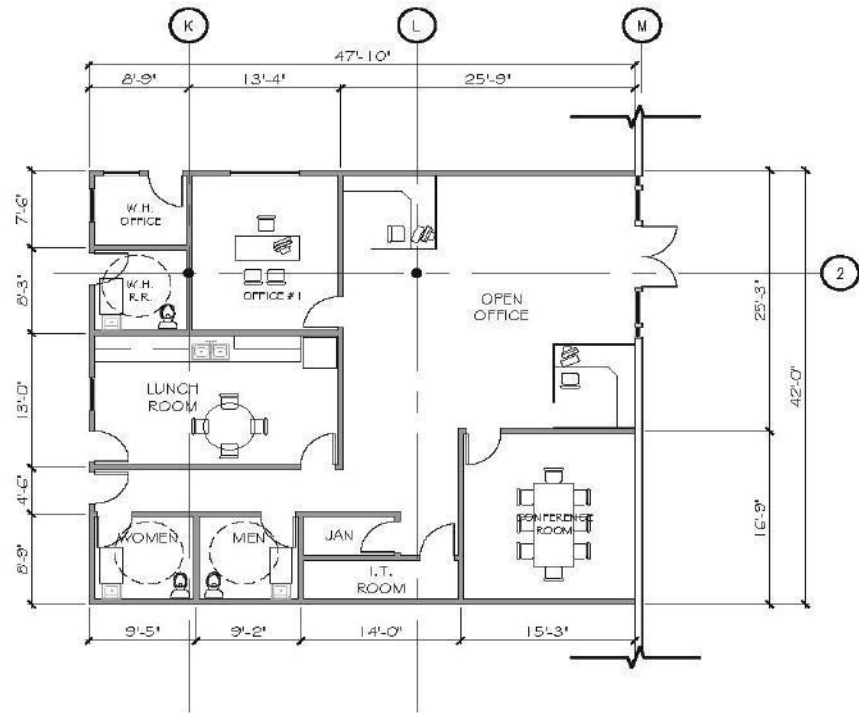
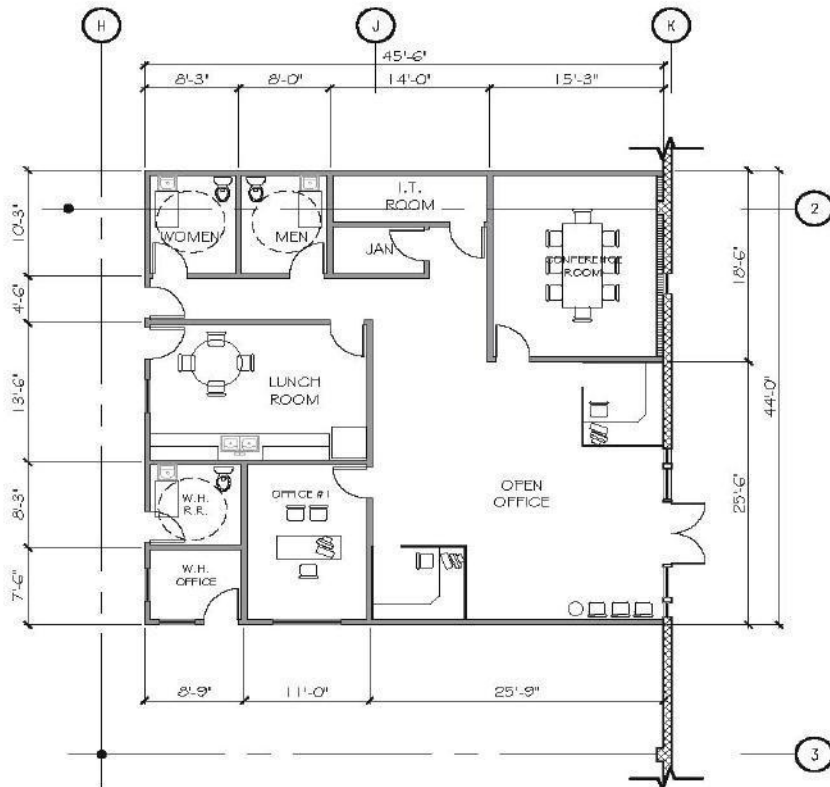
PARKING

ADA:	2
ADA EVCH:	1
EVCH:	1
EV:	6
STANDARD:	31
TOTAL:	41



WALL LEGEND:

-  FURRING WALL (W/R-13 INSULATION)
-  NEW STUD WALL
-  MASON WALL





Key Distances:

110 Freeway	1 Mile
105 Freeway	2 Miles
91 Freeway	1.8 Miles
405 Freeway	3 Miles
Port of Los Angeles	15 Miles
Port of Long Beach	15 Miles
LAX Airport	11 Miles
Ontario Int'l Airport	53 Miles
Long Beach Airport	14 Miles
John Wayne Airport	35 Miles
Downtown Los Angeles	13 Miles



Highlights

- * Prime South Bay location
- * Convenient access to 91, 110 & 405 freeways
- * Seamless connectivity to major ports & LAX
- * Industrial hub with urban convenience
- * Access to 12 million people in 35 mile radius