



FOR SALE | TWO ADJACENT INDUSTRIAL FLEX PROPERTIES 25029 & 25039 S. VERMONT AVE, HARBOR CITY, CA 90710

CAN BE SOLD TOGETHER OR SEPARATELY



Sale Price: \$3,495,000 | +/- 9,275 SF Combined | +/- 14,254 SF Combined Land Area

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DISCLAIMER

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Prospective purchasers are advised to independently verify all information contained herein, including, but not limited to, property dimensions, square footage, lot size, zoning, permitted uses, building and site conditions, income and expense information, leases, occupancy, operating expenses, taxes, utilities, and any other information material to their decision to purchase the property. Prospective purchasers should conduct their own independent inspections, investigations, and due diligence and consult with appropriate legal, financial, tax, engineering, environmental, and other qualified professionals before proceeding with a purchase. Neither this Offering Memorandum nor any information contained herein shall be relied upon as a substitute for the prospective purchaser's independent investigation and verification of the property and its suitability for the purchaser's intended use.



Properties are currently tenant occupied. Existing lease terms include contractual sale-related termination provisions. Lease documentation available for review. PLEASE DO NOT DISTURB TENANTS.

25039 S. Vermont Ave Harbor City, CA 90710

APN# 7413-019-047
 Zoning LAMR1
 Structure Size 3,675 SF – Assessors SF
 Land Size 4,750 SF – Assessors SF
 Year Built. 1969
 Warehouse. Approx. 3,375 SF
 Office Approx. 300 SF
 1 Bonus Mezzanine Approx. 160 SF (not included in Assessors SF)
 Restrooms. Two (2)
 Roll Up Doors. Ground Level (2) : 10' x 12'
 Power. 240 Volts, 3 Phase, 200 Amps **(to be verified by buyer)**
 Tenant Occupied

Sale Price: \$1,420,000

25029 S. Vermont Ave Harbor City, CA 90710

APN# 7413-019-048
 Zoning LAMR1
 Structure Size 5,600 SF – Assessors SF
 Land Size 9,504 SF – Assessors SF
 Year Built. 1973
 Warehouse. Approx. 5,150 SF
 Office Approx. 450 SF
 3 Bonus Mezzanines Approx. 1,602 SF (not included in Assessors SF)
 Restrooms. Two (2)
 Roll Up Doors. Ground Level (2) : 12' x 12'
 Power. 240 Volts, 3 Phase, 800 Amps **(to be verified by buyer)**
 Tenant Occupied

Sale Price: \$2,075,000



HIGHLIGHTS

25039 S. Vermont Ave, Harbor City, CA 90710

- ✓ Warehouse approximately 3,375 SF
- ✓ Fully fenced front lot, approx. 931 SF
- ✓ Newer roof: Capital Improvement completed in March 2024, Silicone restoration
- ✓ Bonus mezzanine, approx. 160 SF, not included in the building footprint SF
- ✓ 22 ft. manual security gate
- ✓ Two (2) 10' x 12' ft. roll up doors replaced March 2025
- ✓ Conveniently located near the Harbor Freeway (I-110) and surrounded by a wide array of amenities.



3,675 SF

25029 S. Vermont Ave, Harbor City, CA 90710

- ✓ Newer roof: Capital Improvement completed in March 2024, Silicone restoration
- ✓ Fully fenced front lot, approx. 2,925 SF - 22 ft. manual security gate
- ✓ Warehouse, 5,150 SF, partitioned approximately in half
- ✓ Two (2) 12' x 12' ft. roll up doors replaced March 2025
- ✓ Downstairs offices, approx. 450 SF, window style A/C
- ✓ Upstairs Office + Mezzanine, approx. 1,602 SF total, not included in the building footprint SF
- ✓ Electrical service 240 volts, 3 phase, 800 amps, heavy power. Updated panel 2023
- ✓ Electrical service attachment feeds on roofs replaced March 2024



5,600 SF







Harbor FWY (I-110)

S. Vermont Ave.