

FOR SALE

HEAVY-POWER BRICK INDUSTRIAL · OWNER-USER OR INVESTMENT

\$3,650,000
ASKING PRICE

±20,640 SF

BRICK INDUSTRIAL · BUILT 1924

±40,254 SF LOT

M3-2D-CPIO · OPPORTUNITY ZONE

802

E GAGE AVE

Los Angeles, California

**Saxum
West**



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The Seller and Saxum West each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers, and to terminate discussions with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any party reviewing this Offering Memorandum unless and until a written agreement of purchase and sale has been fully executed and delivered.

REO sale. The Property is lender-owned real estate (REO). The Seller acquired title through foreclosure and has never occupied, operated or managed the Property; accordingly, the Seller has limited knowledge of its physical condition, construction, systems, permitting, environmental history and occupancy arrangements. The information herein, including suite areas, systems capacities and the month-to-month occupancies described, was obtained from the prior ownership, occupants, public records and third parties and has not been verified by the Seller or Saxum West. The Property is offered strictly as-is, where-is and with all faults, without representation or warranty of any kind, express or implied, and the Seller will make no repairs or credits. The Seller's disclosures will be limited to those required by law. Prospective purchasers must rely solely on their own inspections and due diligence.

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802 E GAGE AVE · FOR SALE

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OVERVIEW

Saxum West is pleased to present 802 E Gage Ave, a ±20,640 SF brick industrial complex on a ±40,254 SF (0.93-acre) fenced corner lot at Gage Avenue and McKinley Avenue in the Florence-Firestone industrial pocket of South Los Angeles. Zoned M3-2D-CPIO — the City's heavy-manufacturing designation — and located within a federal Opportunity Zone, the Property comprises five to six interconnected single-story structures built in 1924, with 800-amp, 480-volt three-phase power, three ground-level loading doors and a ±7,200 SF sprinklered, air-conditioned suite with a 19-foot high-bay room.

The offering is positioned for an owner-user. The Property can be delivered vacant within 60 days of close of escrow at the buyer's election, or acquired with in-place month-to-month income during lease-up. At the asking price of \$3,650,000 — ±\$177 per building SF and ±\$91 per SF of land — the basis sits below the \$104–\$175 per land SF at which comparable improved properties have traded since 2025, and well below the estimated cost to replicate the land and improvements.

Manufacturers, food and beverage producers and creative production users will find a rare combination here: heavy power, broad industrial zoning, a secured yard and immediate access to the Alameda Corridor, the Harbor Freeway and Downtown Los Angeles, five miles north. The Property is a lender-owned (REO) disposition, offered as-is with a clear path to close.

\$3,650,000

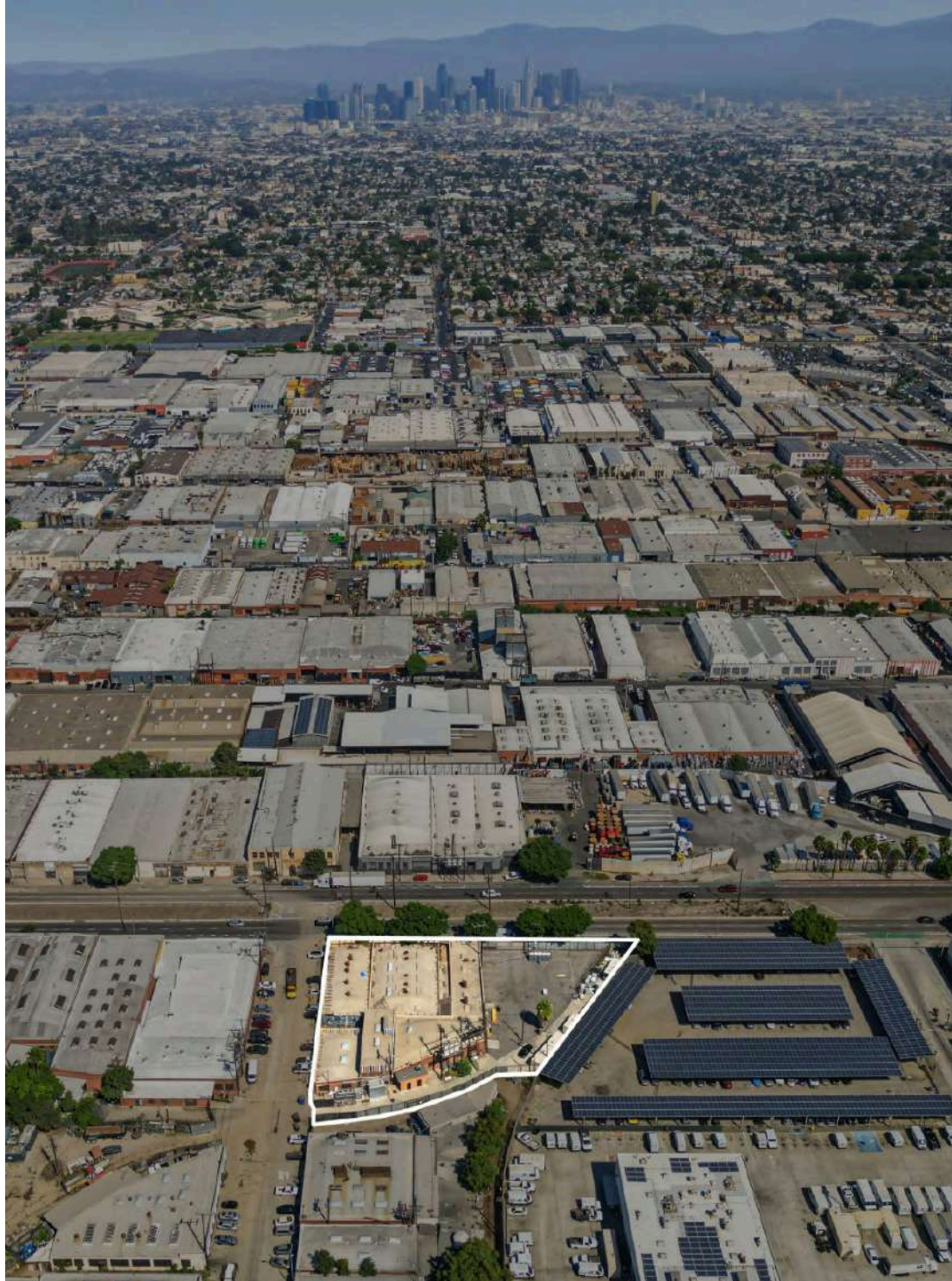
ASKING PRICE

±\$177

PRICE / SF (BLDG)

±\$91

PRICE / SF (LAND)



INVESTMENT HIGHLIGHTS

01 Heavy Power for Production Users

800A · 480V · 3Ø service supports manufacturing, food and beverage production and equipment-intensive creative uses without a service upgrade.

02 M3 Zoning in an Opportunity Zone

M3-2D-CPIO is the City's broadest manufacturing designation, and Opportunity Zone status may offer qualifying investors meaningful capital-gains tax benefits.

03 0.93-Acre Fenced Corner

±40,254 SF of land — nearly two SF per building SF — with a secured yard for loading, trucks, storage or outdoor production and 15+ surface parking spaces.

04 Sprinklered High-Bay Suite

±7,200 SF, air-conditioned, with a 19' high-bay room, skylights, two ground-level doors off the yard and a partial basement.

05 Basis Below Replacement Cost

±\$177 per building SF and ±\$91 per land SF — below comparable sales and well under the ±\$260 per SF cost to replicate.

06 Flexible Delivery

Vacant within 60 days of close at the buyer's election, or with month-to-month income that carries taxes, insurance and operating costs through lease-up.

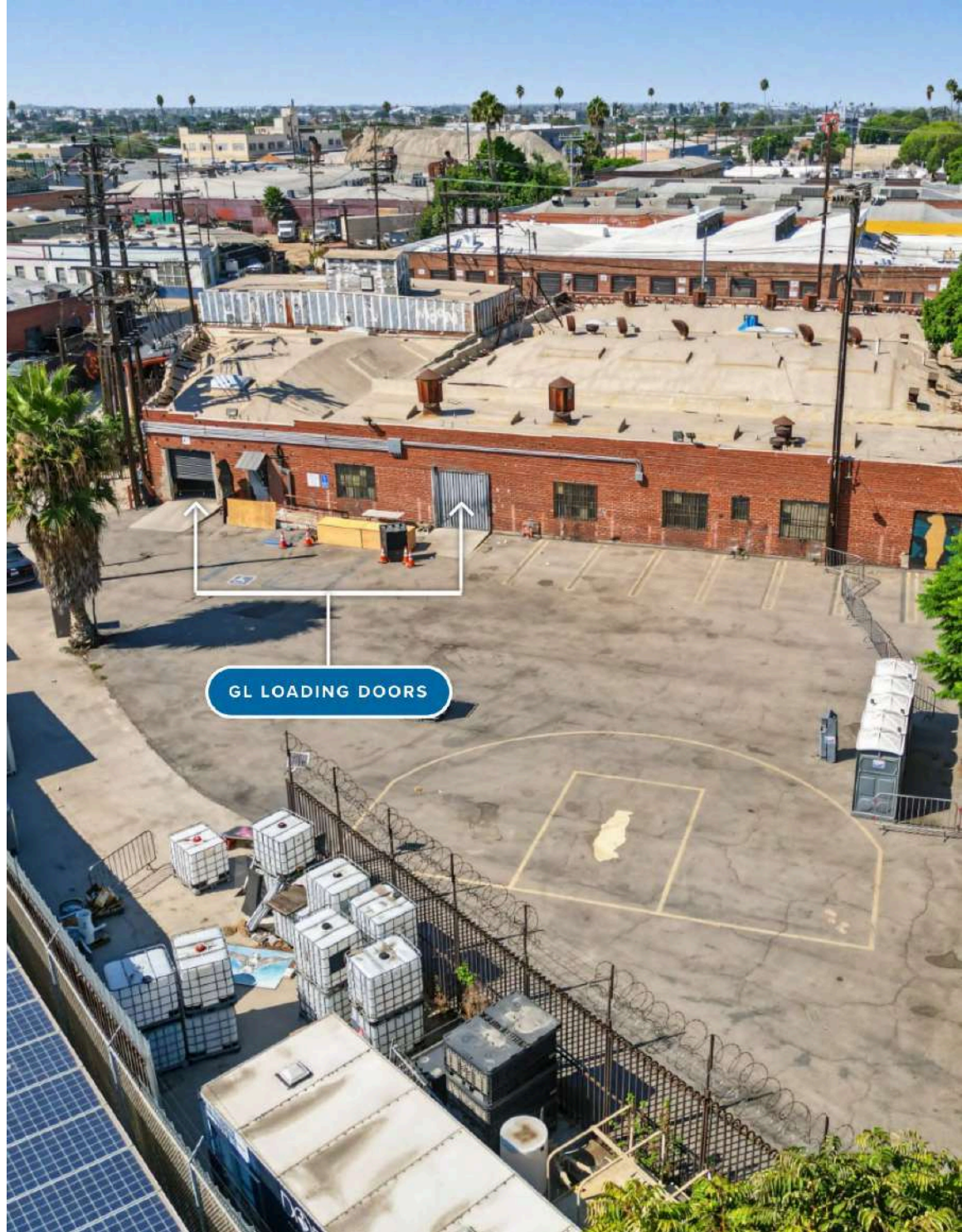
07 Tightening Submarket

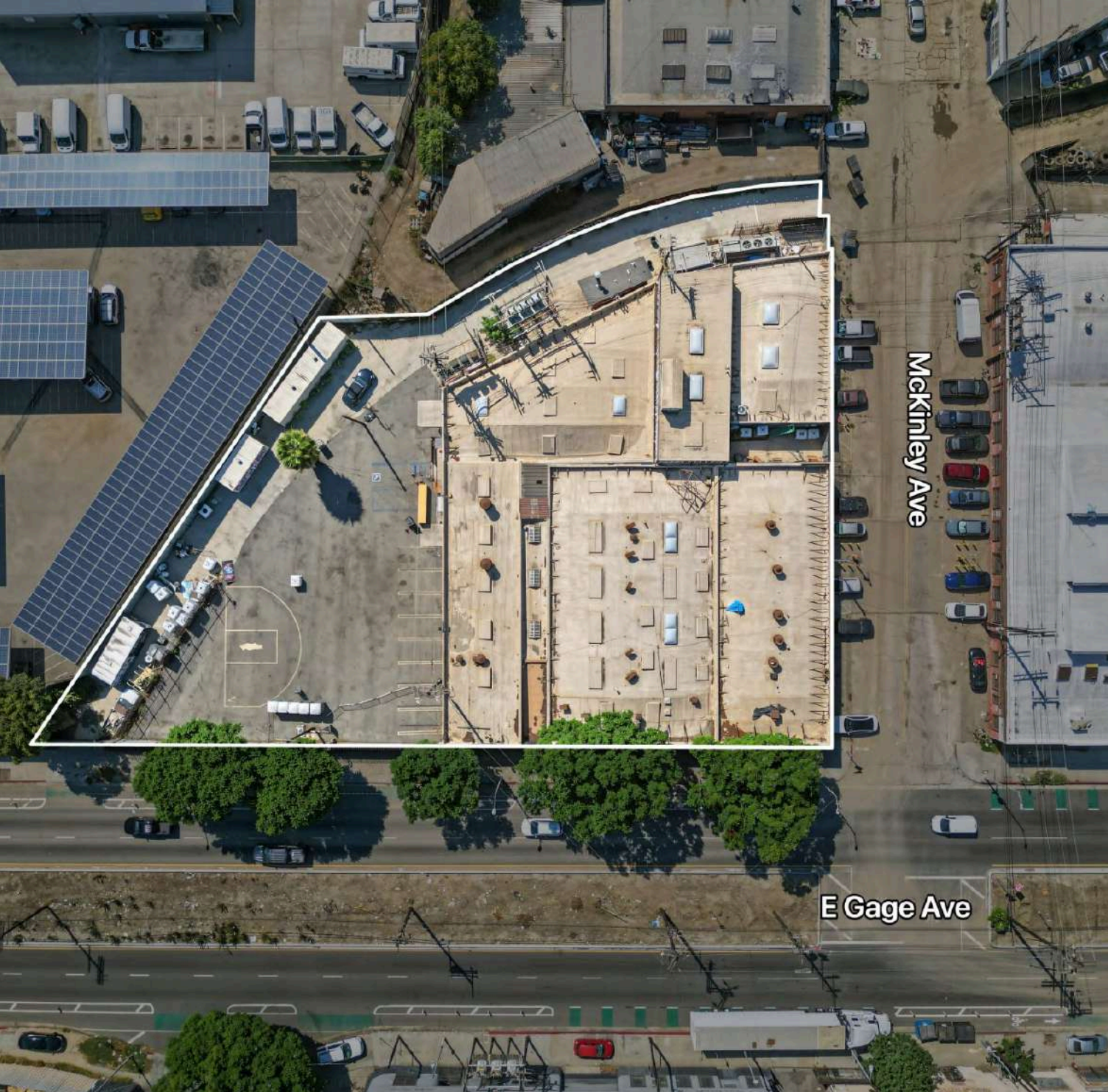
South LA industrial vacancy of 5.1%, sales volume up 52% year over year and time on market down to 5.7 months; Downtown Los Angeles is five miles north.



PROPERTY DETAILS

ADDRESS	802 E Gage Ave, Los Angeles 90001
APN	6007-015-027
PROPERTY TYPE	Industrial · Manufacturing
BUILDING SIZE	±20,640 SF gross
LOT SIZE	±40,254 SF · 0.93 AC · corner
ZONING	M3-2D-CPIO · Heavy Manufacturing
OPPORTUNITY ZONE	Yes
BUILT · CONSTRUCTION	1924 · brick masonry
STRUCTURES	5–6 interconnected
STORIES	1 + partial basement
CLEAR HEIGHT	±10' truss bottom · 19' high-bay
POWER	800A · 480V · 3Ø
LOADING	3 GL doors · 2 yard, 1 McKinley
SPRINKLERS · HVAC	±7,200 SF suite only
PARKING	15+ surface spaces
OCCUPANCY	Vacant within 60 days of close





03 — PROPERTY SUMMARY

THE SITE

An irregular $\pm 40,254$ SF corner parcel at Gage and McKinley Avenues. The $\pm 20,640$ SF complex fronts both streets, with the secured yard and surface parking behind it.

$\pm 40,254$ SF

LOT • 0.93 AC

$\pm 20,640$ SF

BUILDING

$\pm 51\%$

LOT COVERAGE

LOADING

3 GL Doors • 2 Yard, 1 McKinley

PARKING

15+ Surface Spaces

*Parcel outline approximate;
buyer to verify boundaries and
any easement.*

BUILDING & SYSTEMS

01 Power

800A, 480V, 3Ø service — capacity for production equipment, refrigeration and process loads that most buildings of this vintage cannot support.

02 Loading

Three ground-level doors: two off the secured yard and one off McKinley Avenue, with truck access through the gated yard entry.

03 Fire Sprinklers & HVAC

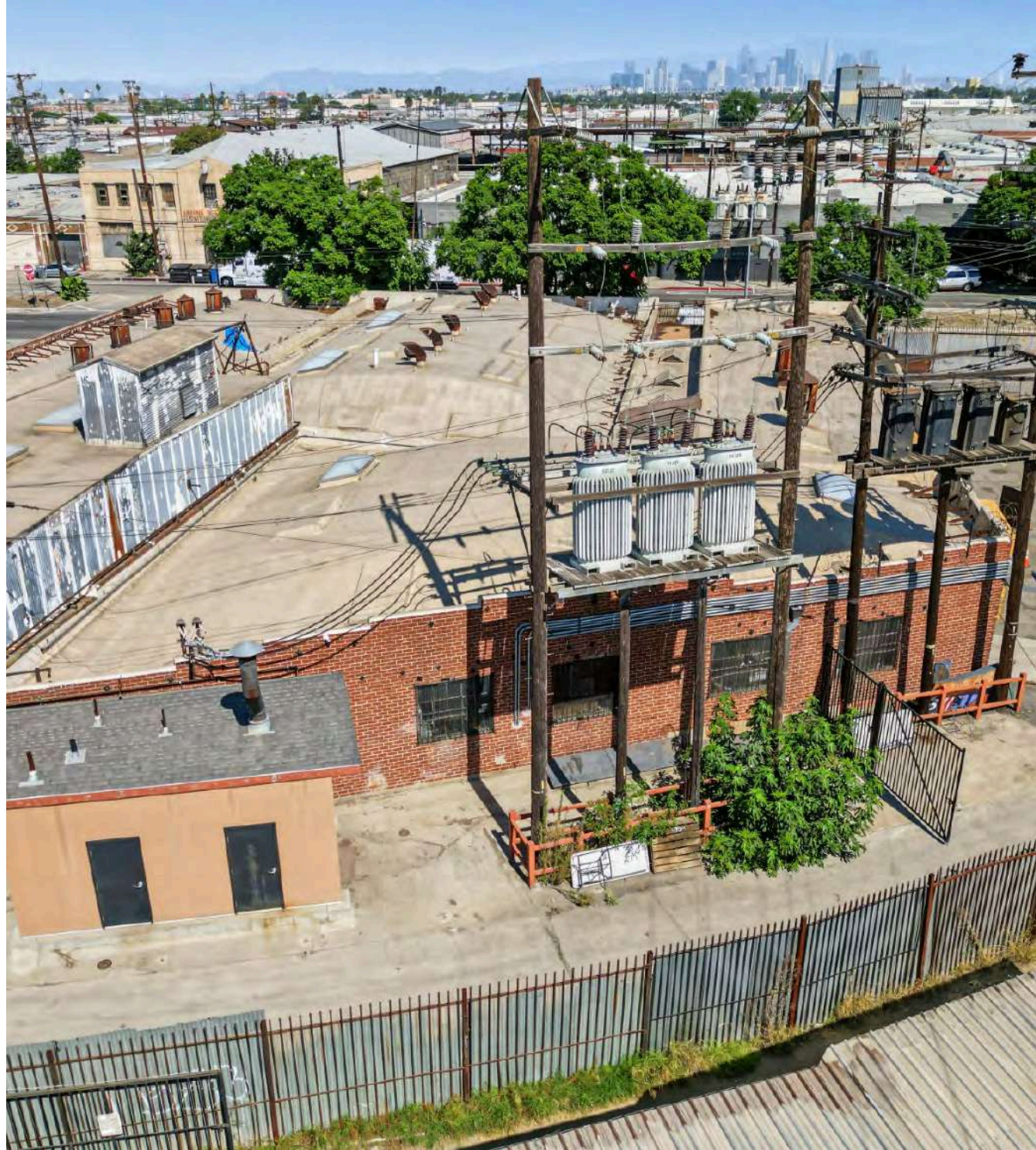
The ±7,200 SF suite is fully sprinklered and air-conditioned; skylights bring daylight throughout the complex.

04 Clear Height

±10' clear to the bottom of the bow-truss chords across the complex, with additional height to the roof deck between trusses, and a 19' high-bay room in the sprinklered suite for tanks, racking or mezzanine use.

05 Construction

1924 brick masonry in five to six interconnected single-story structures with a partial basement, rooftop ventilators and skylights.

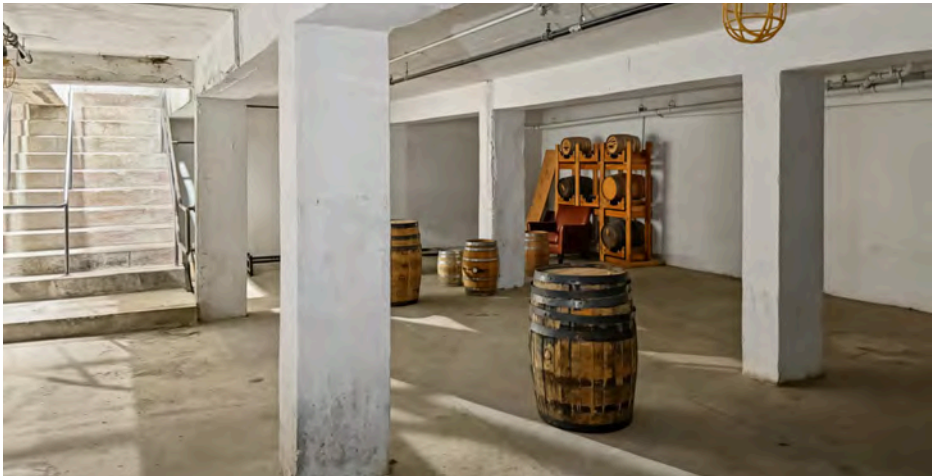


FLOOR AREAS

MCKINLEY AVE SUITE · ±7,213 SF

LOADING · SYSTEMS	2 GL doors · sprinklers · HVAC · skylights
ROOM 1	57'3" × 34'4" · 9' to beams, 13'10" to deck
ROOM 2 (HIGH-BAY)	24'10" × 66'3" · 19' ceiling
ROOM 3	9'4" to beams
BASEMENT	37'10" × 30'9" · 8' ceiling
POWER	800A · 480V · 3Ø

Currently operated as a craft distillery, the suite is the most improved space in the complex — sprinklered, air-conditioned and served by two ground-level doors off the yard.



Suite areas per lease and Ownership; the McKinley Ave Suite is the balance of the ±20,640 SF gross area. Dimensions approximate; buyer to verify.

±7,213 SF

MCKINLEY AVE SUITE

±13,427 SF

GAGE AVE SUITE

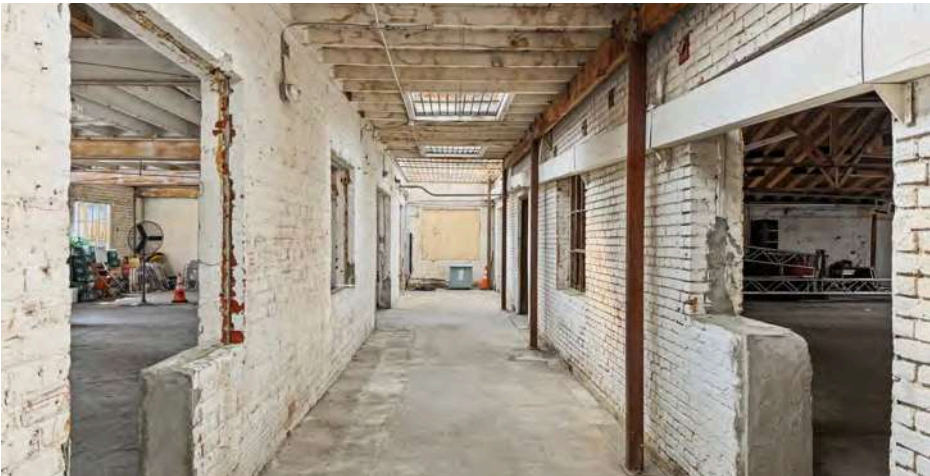
±20,640 SF

TOTAL BUILDING

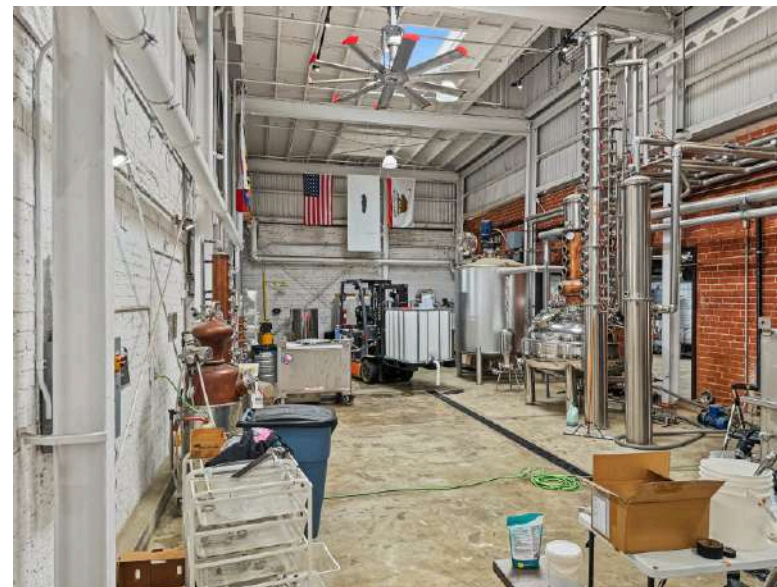
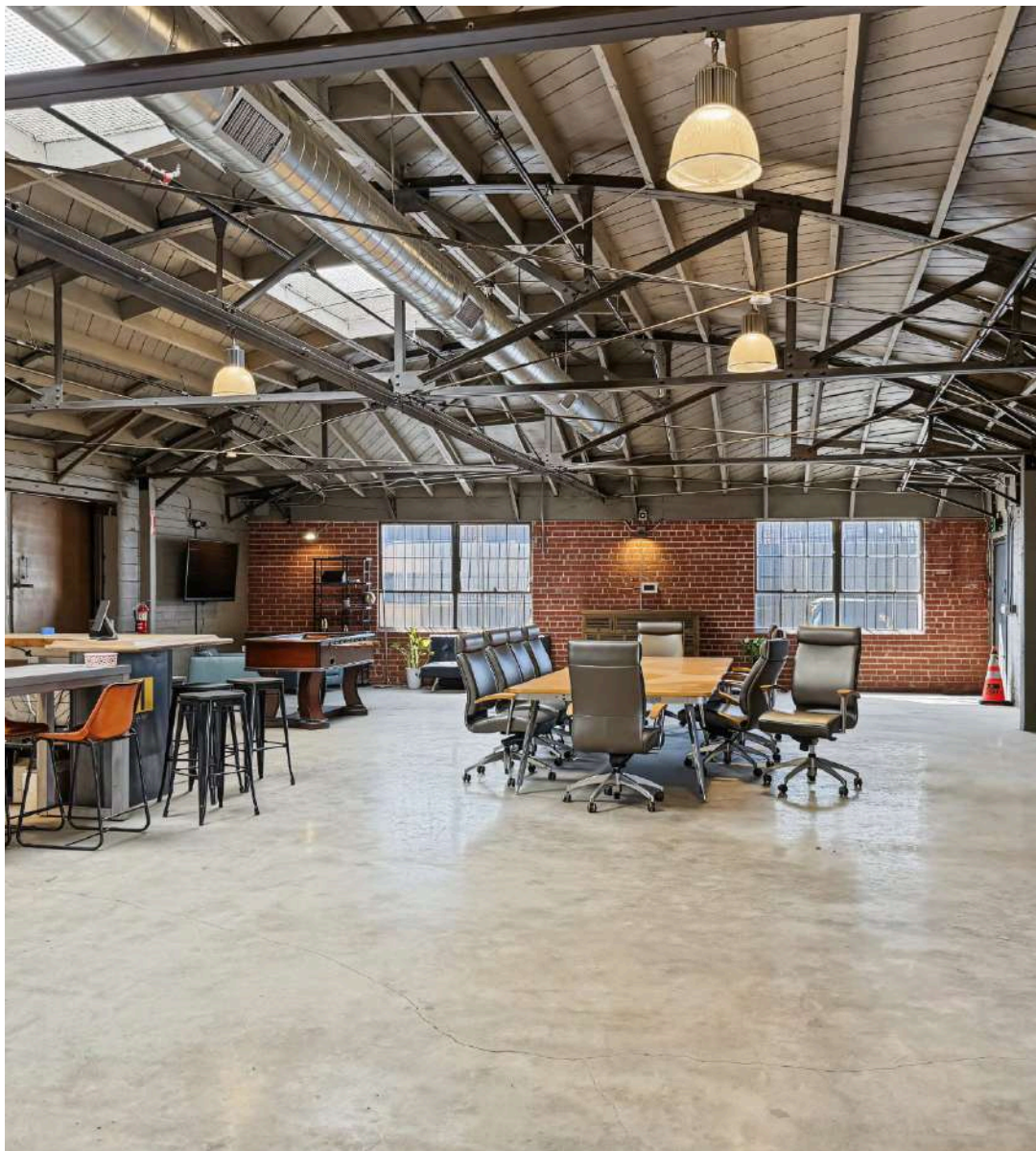
GAGE AVE SUITE · ±13,427 SF

ACCESS	Exterior entrance from Gage Ave
CONFIGURATION	Open floor areas with work rooms
CLEAR HEIGHT	±10' to bottom of truss · higher to deck
DAYLIGHT	Skylights
SPRINKLERS · HVAC	None
POWER	Shared 800A · 480V · 3Ø service

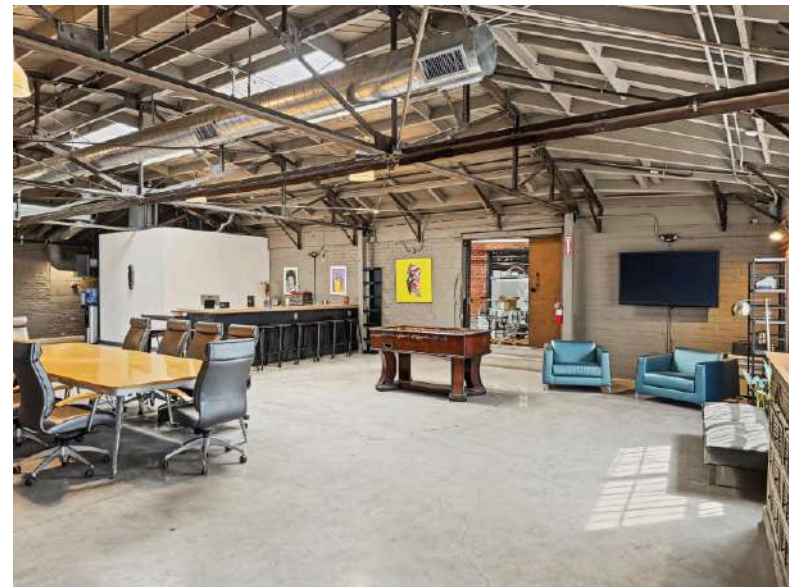
Occupied by a print and event studio, the larger area offers open, largely unimproved floor plates suited to production, storage, studio or event use, with its own entrance from Gage Avenue.



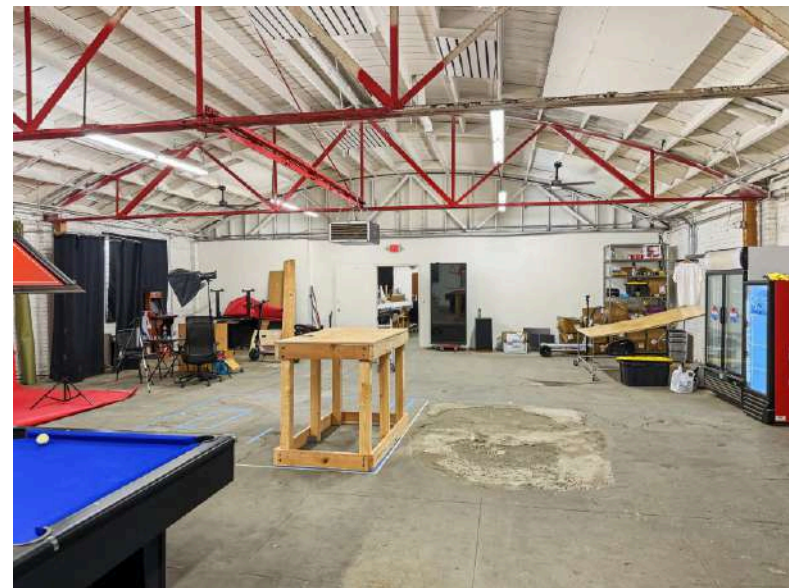
MCKINLEY AVE SUITE



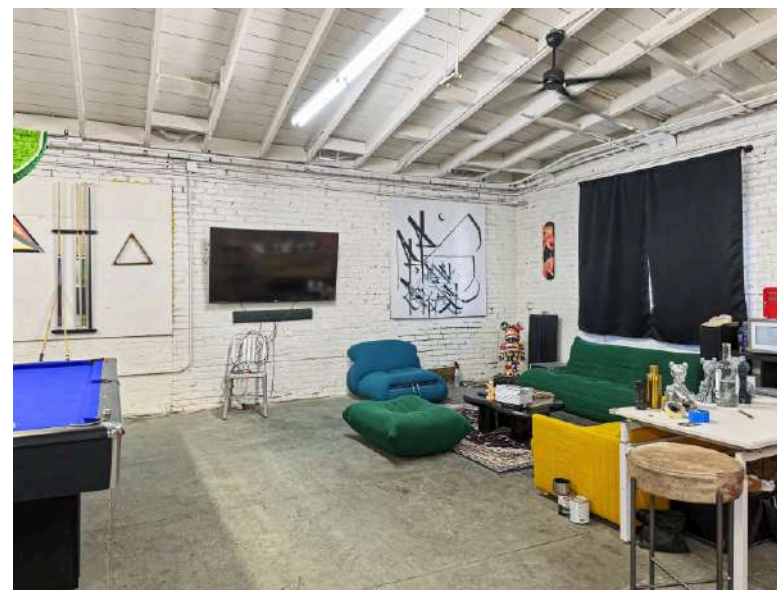
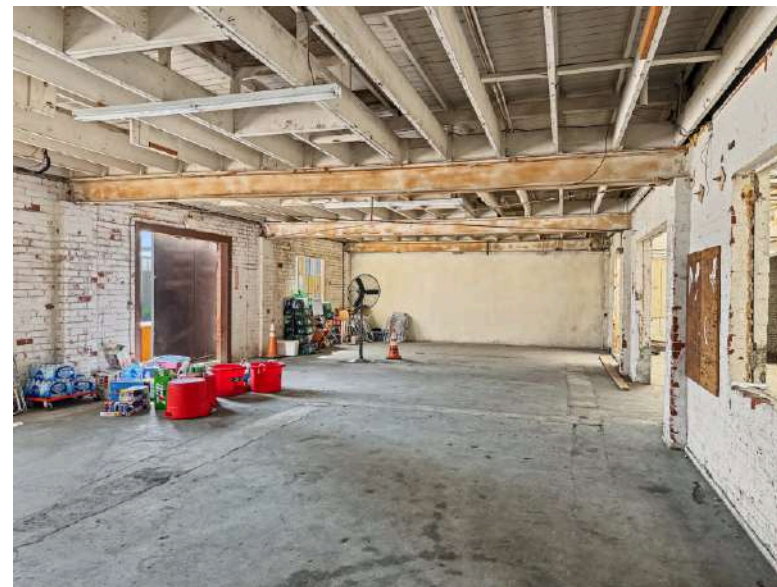
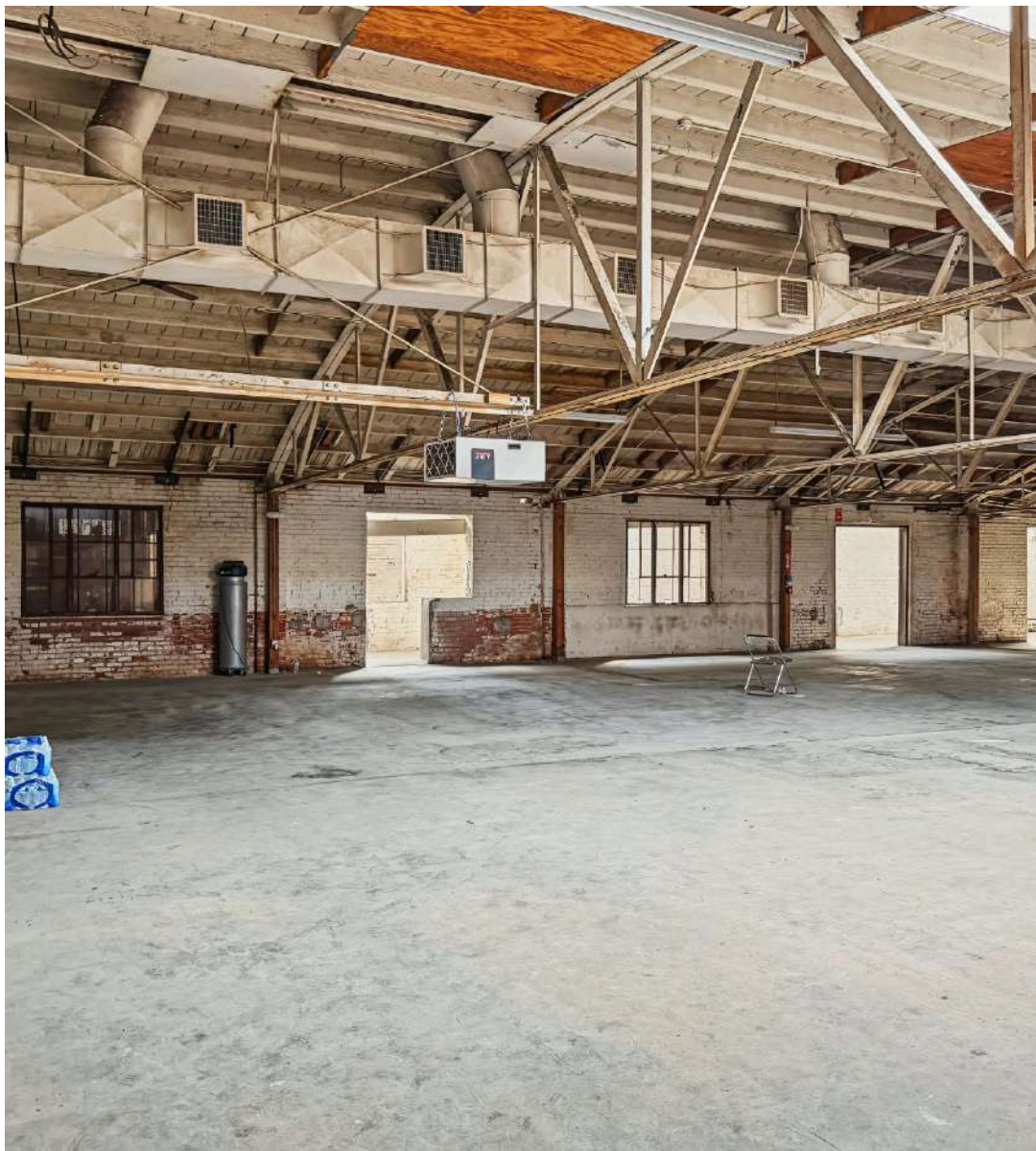
MCKINLEY AVE SUITE



GAGE AVE SUITE



GAGE AVE SUITE



OFFERING TERMS

FOR SALE

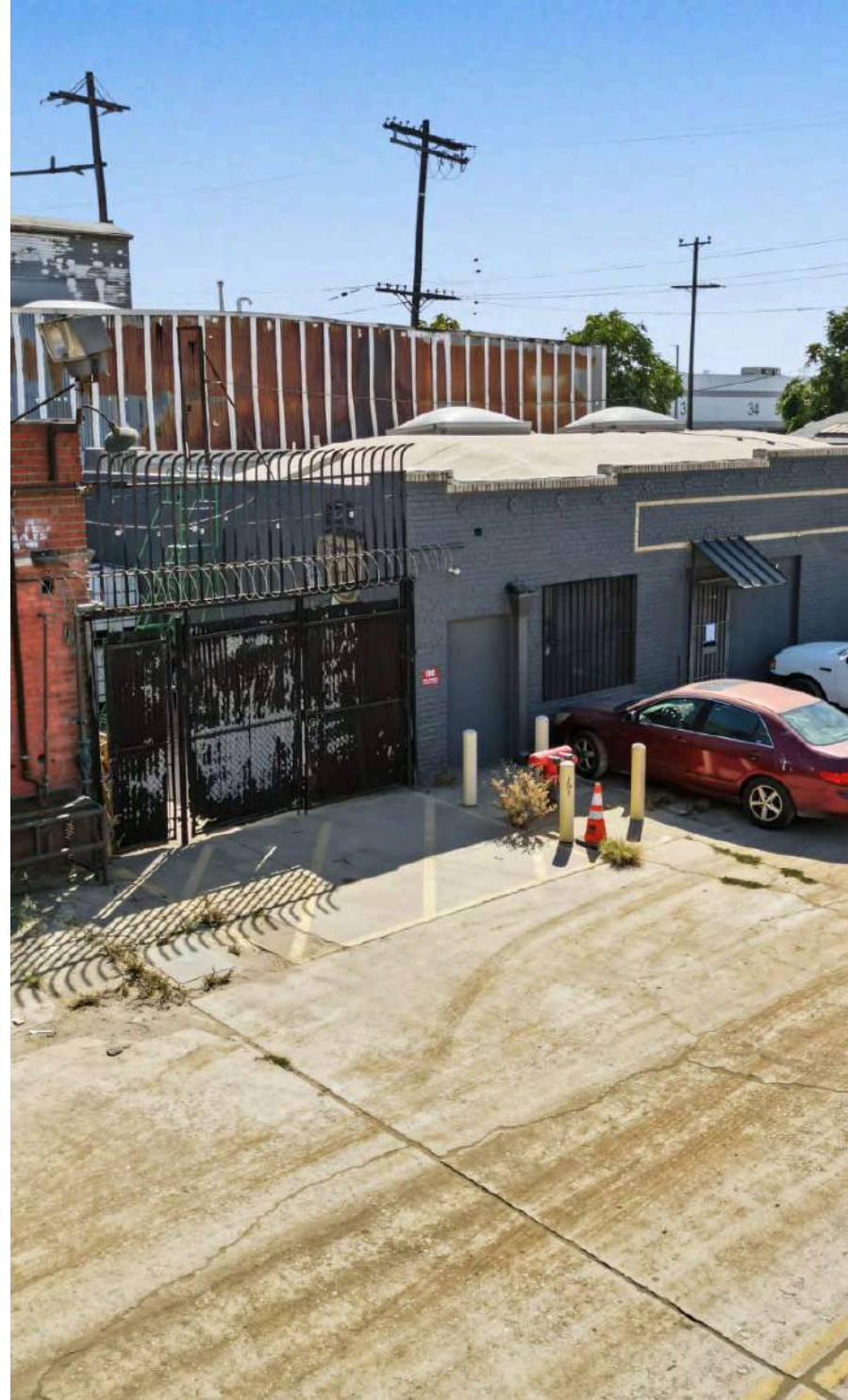
ASKING PRICE	\$3,650,000
PRICE / SF (BLDG)	±\$177
PRICE / SF (LAND)	±\$91
DELIVERY	Vacant within 60 days of close, at Buyer's election
CONDITION	As-is, where-is, with all faults · no repairs or credits
SELLER	Lender-owned (REO) · title acquired through foreclosure

IN-PLACE INCOME · OPTIONAL

TENANCY	Whole building · month-to-month
MONTHLY RENT	\$14,000 · industrial gross
ANNUAL RENT	\$168,000 · ±\$0.68 / SF / mo
TERMINATION	60 days' notice upon sale

Month-to-month income is shown for carry purposes only and is not a basis of value; it terminates on 60 days' notice at the Buyer's election. Market rent for comparable space is \$0.75–\$0.85 / SF / mo, industrial gross. Buyer to verify.

Offering process. Offers should be directed to Saxum West, the Seller's exclusive broker, and will be documented on the Seller's REO purchase agreement and addendum, subject to the Seller's internal approval. The Seller has never occupied the Property and its disclosures are limited to those required by law; Buyer to rely solely on its own due diligence. Tours by appointment only; please do not disturb the occupants.



RECENT INDUSTRIAL SALES

#	ADDRESS	SOLD	BLDG SF	LAND SF	PRICE	\$/SF BLDG	\$/SF LAND	BUILT	CLEAR	NOTES
S	802 E Gage Ave · Subject	Asking	20,640	40,254	\$3,650,000	\$177	\$91	1924	±10'	800A · 480V · OZ · M3
1	8614–8616 Mettler St	06/2026	11,678	16,728	\$1,872,500	\$160	\$112	1964	16'	Sprinklered
2	5201–5225 S Central Ave	03/2026	16,250	16,553	\$2,700,000	\$166	\$163	1920	—	Resold +26% in 14 mo
3	6520 Alameda St	03/2026	9,167	13,939	\$2,017,000	\$220	\$145	1957	12'	Brick · fenced yard
4	2000 E 67th St	09/2025	17,639	27,443	\$4,790,000	\$272	\$175	1980	19'	Dock-high · 400A · 480V
5	5531–5539 Duarte St	04/2025	8,000	14,375	\$1,500,000	\$188	\$104	1947	14'	1,200A heavy power
6	8011 Croesus St	03/2025	18,677	33,277	\$3,525,000	\$189	\$106	1952	12'	6 dock doors

Source: CoStar and public record; South Los Angeles and Vernon submarkets, March 2025 – June 2026. All figures approximate; buyer to verify.

WHERE THE SUBJECT SITS

At ±\$177 per building SF, the asking price sits within the \$160–\$189 range of the three sales closest to the Property in size and vintage — Mettler, Central Avenue and Croesus — while offering the lowest lot coverage of any sale in the set, heavy power, M3 zoning and Opportunity Zone status. On a land basis, ±\$91 per SF is below every improved comparable; Central Avenue's resale 26% above its January 2025 price shows where the floor of the range is moving.

±\$177

SUBJECT · \$/SF BLDG

\$160–\$189

CORE COMPS · \$/SF BLDG

±\$91

SUBJECT · \$/SF LAND

\$104–\$175

COMPS · \$/SF LAND



INDUSTRIAL NEIGHBORS





08 — MARKET OVERVIEW

LOCATION & MARKET

The Property sits in the Florence-Firestone industrial pocket of South Los Angeles — a dense grid of 1920s–1960s brick and concrete manufacturing buildings between the Alameda Corridor and the Harbor Freeway, five miles south of Downtown. Investment sales here have accelerated: owner-users and land-driven buyers continue to pay for scarce, well-located buildings in a submarket where vacancy remains tight by Los Angeles standards and time on market has fallen by nearly two months year over year.

SOUTH LA INDUSTRIAL · COSTAR Q3 2026

5.1%

VACANCY · 1–3 STAR

5.7 Mo

ON MARKET · –1.7
YOY

\$442M

12-MO SALES ·
+52% YOY

584K SF

12-MO LEASING ·
+5.8%

6.5%

LA MARKET
VACANCY

5 Mi

TO DOWNTOWN LA

ACCESS & ADJACENCIES

I-110 HARBOR FWY

I-10

I-710

ALAMEDA CORRIDOR

METRO A LINE

VERNON

HUNTINGTON PARK

DOWNTOWN LA

Source: CoStar, South Los Angeles industrial submarket, Q3 2026.

Figures approximate.

FOR MORE INFORMATION, CONTACT

EXCLUSIVELY LISTED BY

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