307 E. BEACH AVE, INGLEWOOD, CA 89392

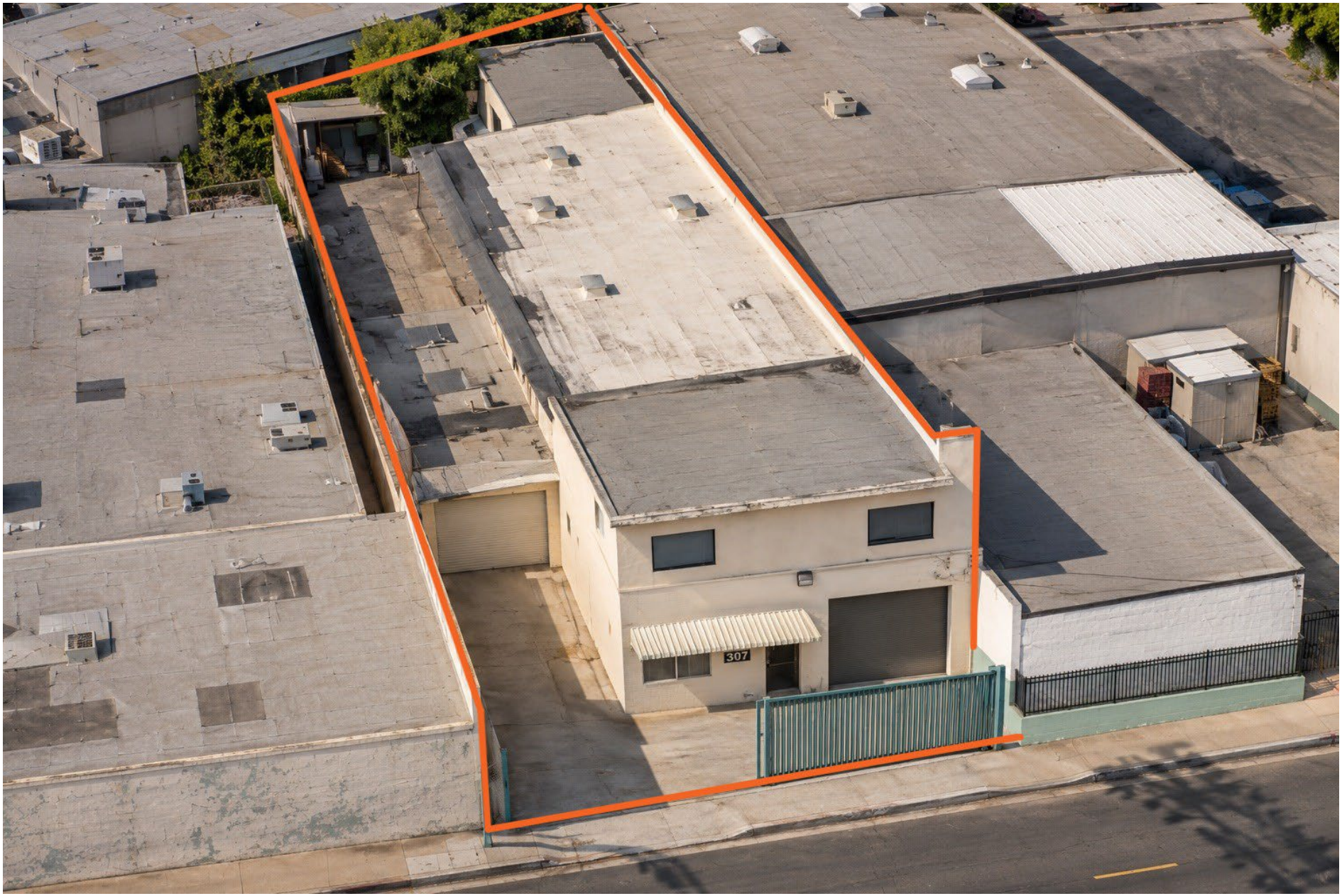
Offering Price $1,395,000; $288.52/SF

4,835 SF of Warehouse. Storage, Shipping, Assembly, Offices




307




307

PROPERTY DESCRIPTION

2- Story light manufacturing, warehousing, distribution, 4 offices, 2 restrooms, 1 shower, 1 closet, kitchenet

1st Floor has concrete walls

Loading area with loading gate

Lot size is 7,171 SF; Lot frontage is +/_ 54 FT

Roof access directly from an office located on 2nd floor

200 AMP/ 240 V Power Service. Electrical subpanels are located on E, N & W walls of the warehouse.

Year built 1955

Driveway & Covered Carport

Storage at the back of the property with direct access to warehouse.

2- Metal rolling gates

Light manufacturing, warehousing, distribution, office:

- **Freestanding two-story light-industrial building, built 1955, on a 7,169 SF (0.16 AC) lot**
- **+/- 4,835 SF gross per measured plans (assessor: 3,395 SF)**
- **+/-2,618 SF open warehouse: 30' x 72' main floor plus 15'-wide front drive-in bay**
- **Two ground-level roll-up doors (warehouse front bay + attached garage/loading bay)**
- **+/-540 SF garage/loading bay**
- **+/-345 SF storage room**
- **+/-237 SF front office with separate street entry; ground-floor restroom and sink**
- **+/-857 SF three-room upstairs office suite with full bath and shower, closet, roof access**

PROPERTY INFORMATION

Property is located W. of Centinela Ave, N. of Florence St and E. of Edgewood Ave and +/_ 6.8 Miles from LAX in City of Inglewood; 1/4 mi to Metro K Line Downtown Inglewood Station; 1 mi Kia Forum; 2 mi SoFi Stadium / Hollywood Park; 2.5 mi Intuit Dome; 5 mi LAX; minutes to I-405 / I-105.

Property will be delivered vacant in clean broom conditions.

Property will be sold and purchased in "As Is, Where Is "conditions with NO warranties.

Selected Purchaser shall be pre-approved prior opening escrow.

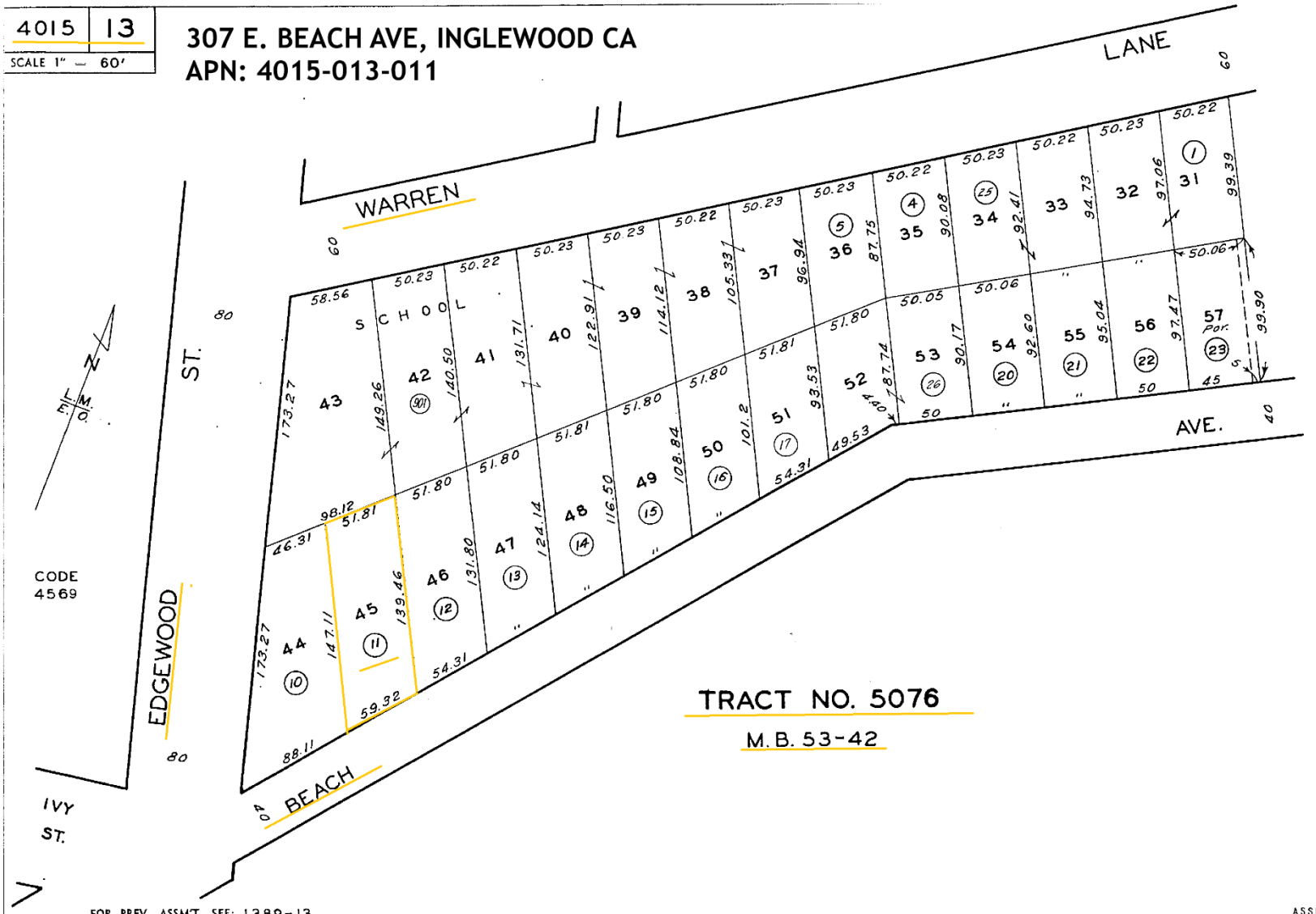
Escrow and Title shall be Chicago Title Company in Glendale CA

4015	13

SCALE 1" = 60'

307 E. BEACH AVE, INGLEWOOD CA
APN: 4015-013-011

REVISED
7-15-63
670217
740326212
741203309
750228
750731



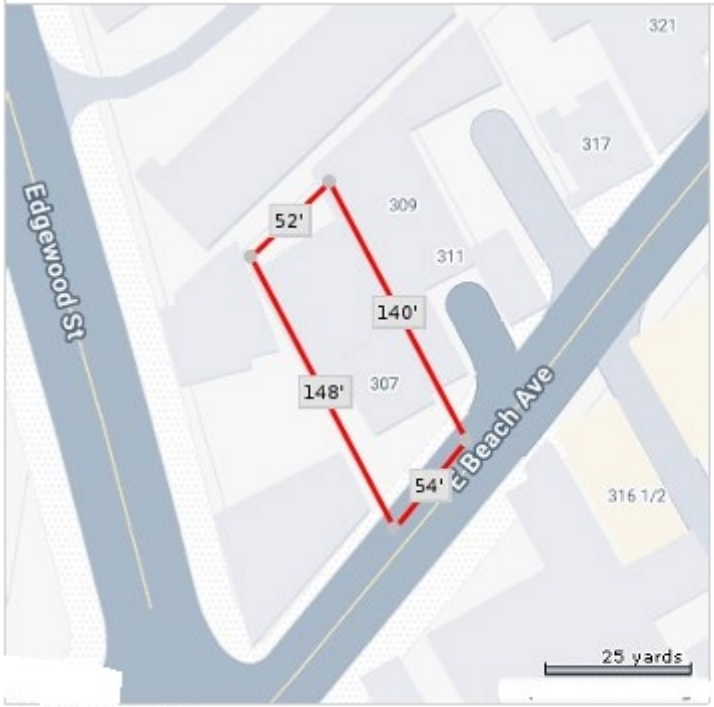
FOR PREV. ASSM'T. SEE: 1389-13

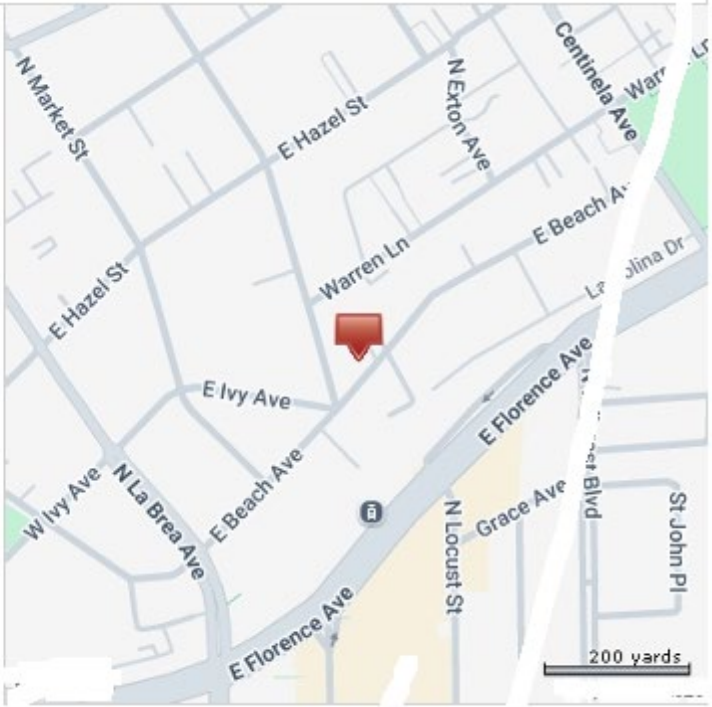
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Lot Area	7,171
Building Sq Ft	3,395

Building Comments	
# of Buildings	1

PROPERTY MAP





...t Dimensions are Estimated

PRICE of $1,393,000 is based on measurements taken on November 6,2026 & property condition.

SUBJECT PROPERTY	*Bldg SF*	*Lot SF*	*Year Built*	*Listing Price*	*Price/SF*	*Sale Condition*
307 E. BEACH AVE.	*4,835*	*7,171*	*1955*	*$1,395,000*	*$288.52 / SF*	*As Is, Where Is*

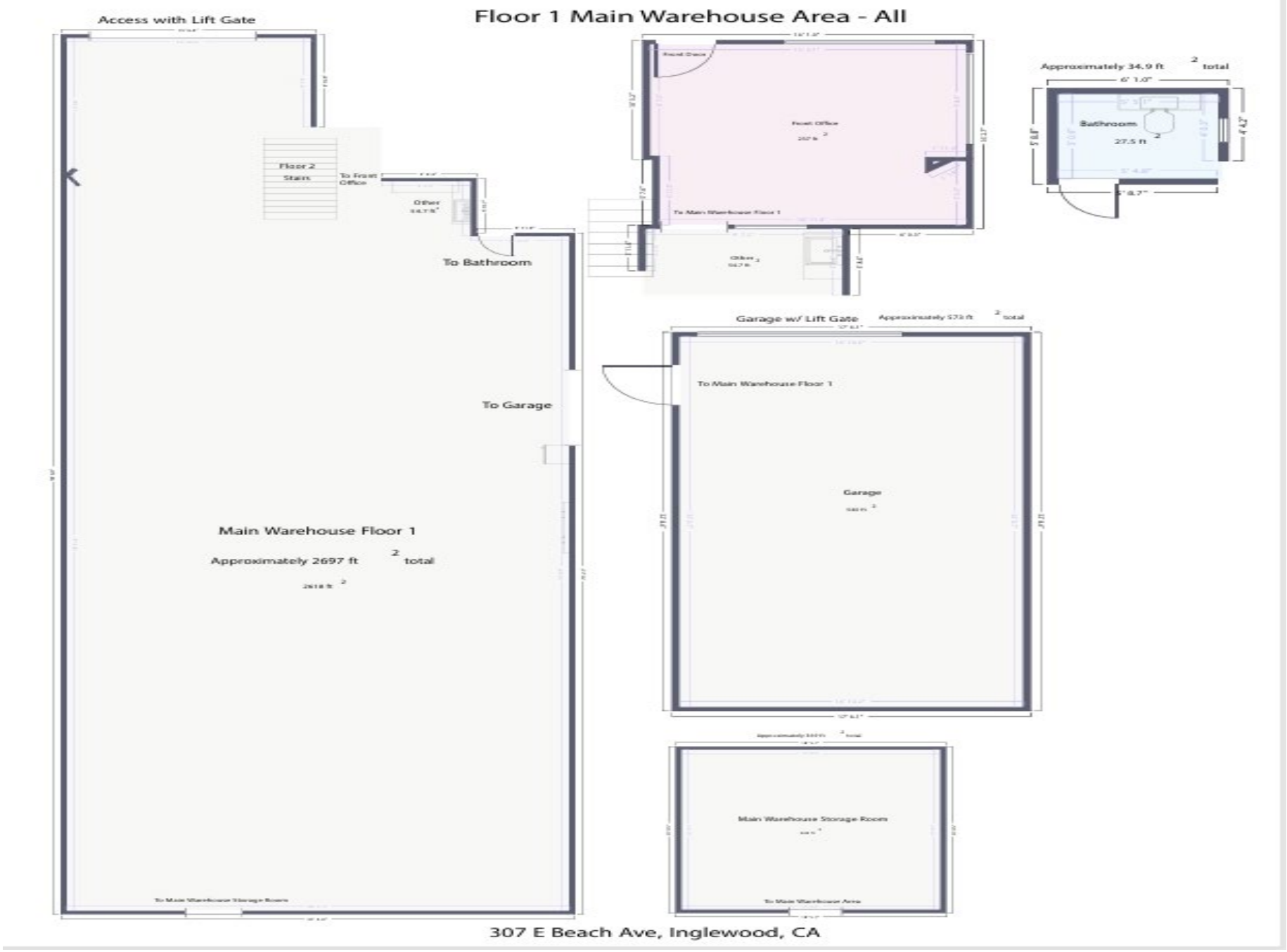
ACTIVE

Address	*Bldg SF*	*Lot SF*	*Listing Price $*	*Price Land $*		*Type*
307 E. Beach Subject Property	*4,835*	*7,171*	*$1,711,000*	*$1,132,000*		*Ind*
335 E. Beach	7,147	18,436	2,695,000	377.08		Ind
714 Centinela	3,199	7,138	1,195,000	326.68		Ind
718 Centinela	3,658	7,128	1,295,000	354.02		Ind
729 Centinela	7,140	13,545	2,599,000	364.00		Retail + Ind
7310 S. La Cienega	14,880	38,860	4,958,000	333.20		2 Ind
1029 N. La Brea	3,704	5,169	1,275,000	344.23		3 Ind
700 & 702 Vesta	2,716	4,861	995,000	366.35	Probate	3 Ind
	42,444	95,137	15,012,000	*+/_ $353.79 / SF(Bldg)*		*+/_ $ 157.80 / SF (Land)*

SOLDS

Address	*Bldg SF*	*Lot SF*	*Year Built*	*Sold $*	*Date*	*Price Land*	*Type*
307 E. Beach Subject Property	*4,835*	*7,171*	*1955*	*$1,874,000*		*$1,283,000*	*Ind*
309 E. Beach	3,448	6,815	1958	1,475,000	3/2024	427.78	Ind
322 E. Beach	4,201	5,214	1956	1,675,000	6/2022	398.71	Ind
325 E. Beach	1,235	5,172	1938	750,000	8/2024	607.29	Ind
211 W. Beach	4,900	8,797	1960	2,110,000	6/2024	430.61	Ind
231 W. Beach	3,920	14,547	1954	2,180,000	7/2022	556.00	Ind
729 Centinela	7,140	13,549	1954	1,850,000	12/2025	259.10	Ret
404 Edgewood	4,623	9,606	1959	1,345,000	9/2022	290.94	Ind
	29,377	63,700		11,385,000	*+/- $387.55 / SF(Bldg)*	*+/- $ 178.73 / SF (Land)*	

MEASUREMENTS

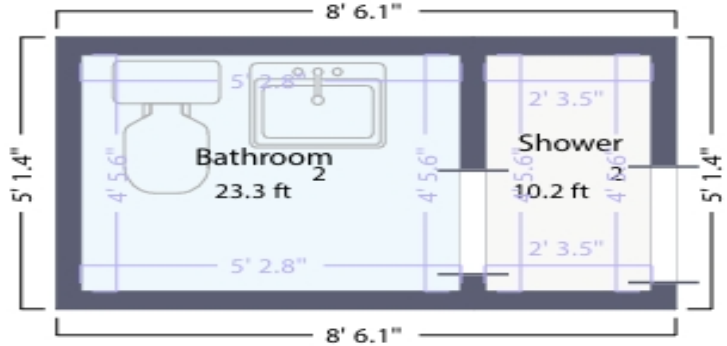


Floor 2 Room 1 Floorplan

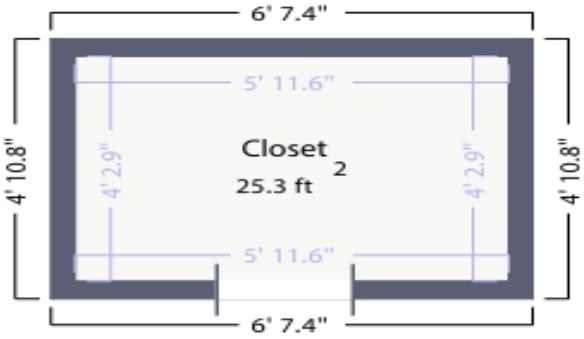
Approximately 234 ft² total



Approximately 43.6 ft² total



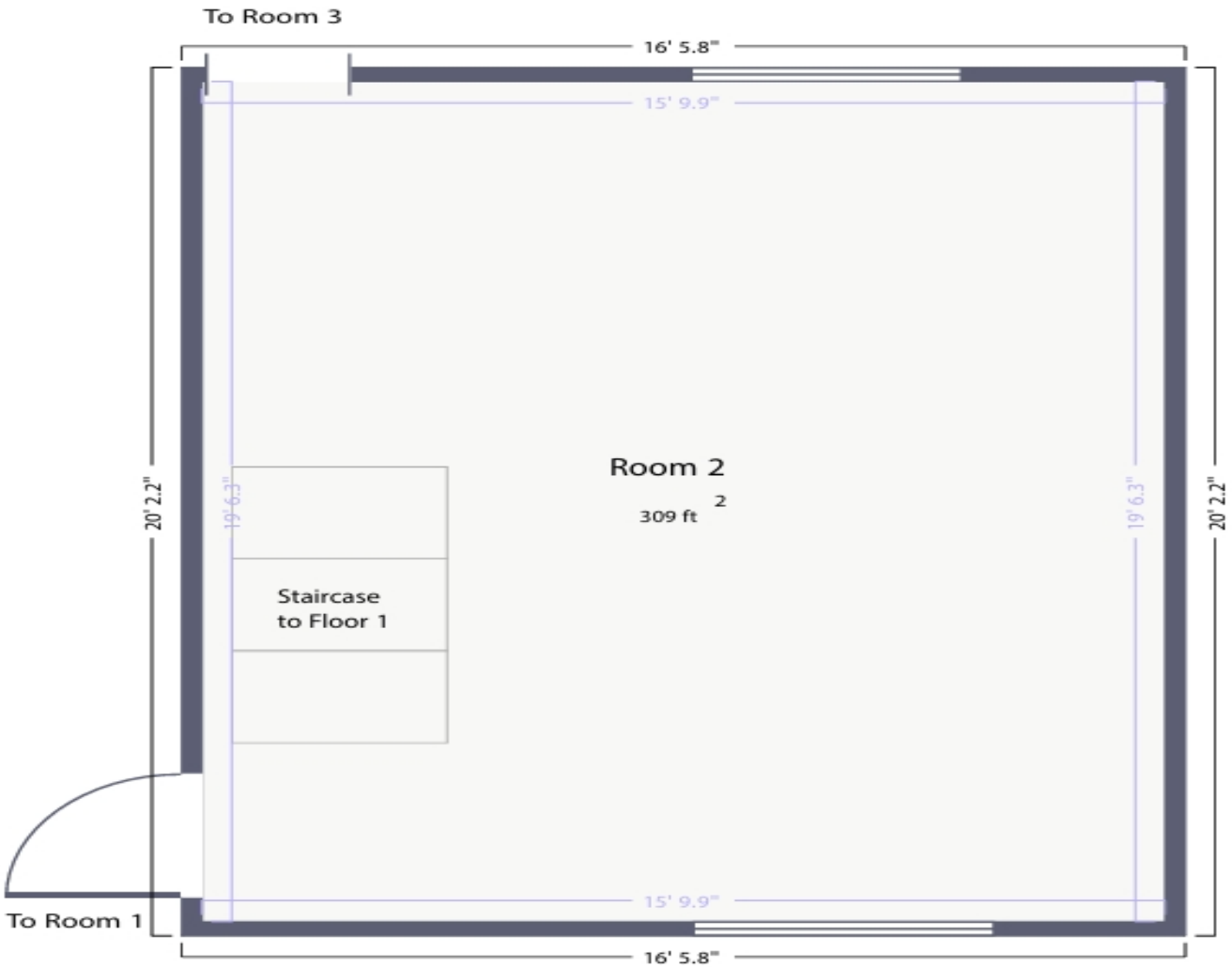
Approximately 32.4 ft² total



307 E Beach Ave, Inglewood, CA

Floor 2 Room 2 Floorplan

Approximately 333 ft^2 total



307 E Beach Ave, Inglewood, CA

Floor 2 Room 3 Floorplan

Approximately 297 ft^2 total



POWER – 200 Amp / 240 V / Disconnect Switch




BULLDOG ELECTRIC
SWITCH BOARD
MAIN BUS BAR RATING IN AMPS 200
SERVICE 3
VOLTAGE 240
S. O. NO 5363
TYPE UCM-322
DATE 5/23/55
E-21784
59875


SCE 222013-758191
306 945 134
DO NOT BREAK THIS SEAL
THIS CONNECTION BOX
DOES NOT CONTAIN FUSES
MAIN
CIRCUIT BREAKER
LOAD CENTER

DRIVE BY FIRST & CALL AGENT FOR SHOWING

Hazar Chircorian / HCREB, Listing Broker
CA DRE Broker License # 01026461
Office: 818.548-4449 Cell: 818.482-5635
Email: HAZAR@HCREB.COM

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