

**USDA FOOD
PROCESSING
FACILITY FOR
SALE**



24201 FRAMPTON AVE
HARBOR CITY
CALIFORNIA 90710



SHARPLINE
COMMERCIAL PARTNERS

24201
FRAMPTON AVE
HARBOR CITY, CA

PROPERTY SUMMARY

Lot Size:	1.12 Acres
Building Size:	31,326 SF
Grade Level Doors:	1
Dock High Doors:	2
Year Built:	1971
Renovated:	2006
Zoning:	MR1

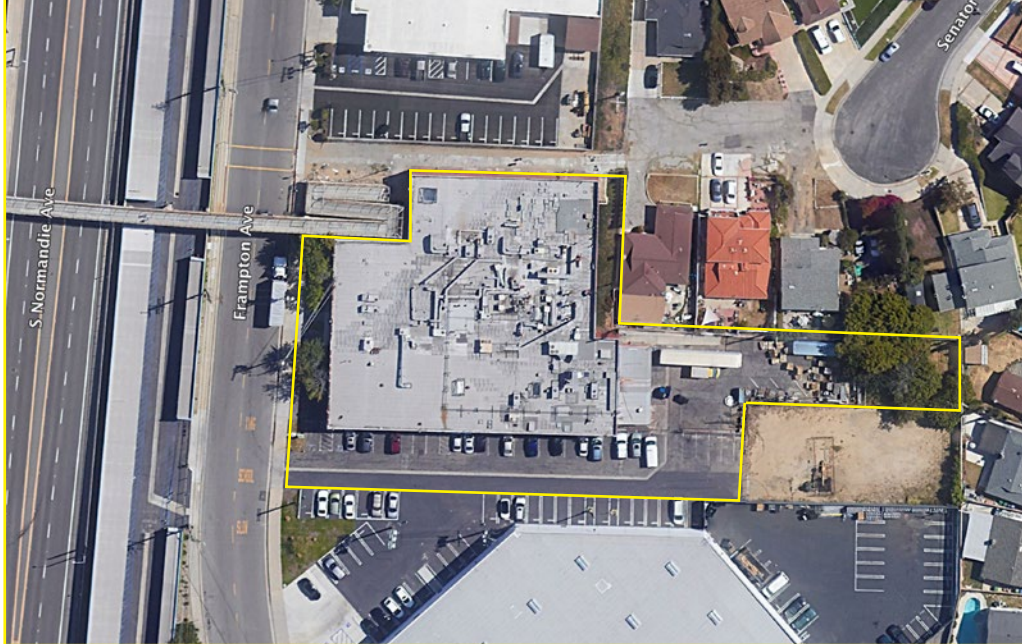
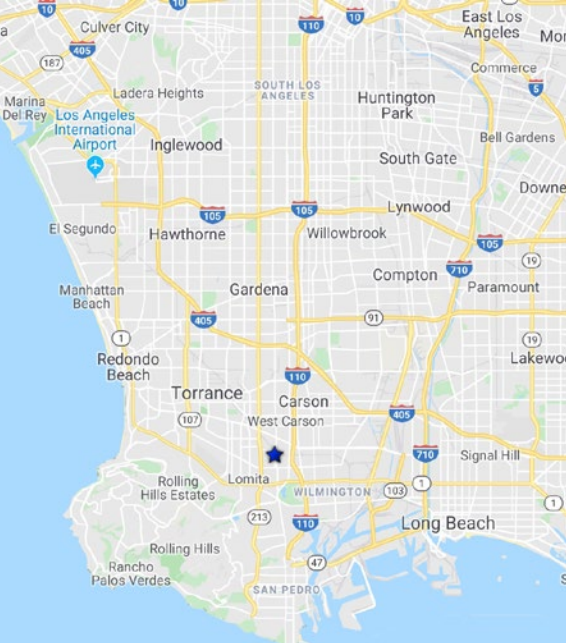


PROPERTY OVERVIEW

Property was remodeled into a food processing facility in 2006 for Corn Maiden Foods. The turnkey commissary consist of 25,950 SF on the ground floor that consist of USDA/Organic food production, coolers, freezers, clarifier, floor drains, hoods, test kitchen, QC/QA lab, dock high loading, fenced yard, and 5,373 SF of second floor office/storage space.

PROPERTY HIGHLIGHTS

- Turnkey commissary
- Located just a few minutes from the I-110
- USDA / ORGANIC Food Certified
- Property sits on a large lot with ample parking
- 1200 Amps of Power
- Well maintained facility



LOCATION DESCRIPTION

Property is strategically located just a few minutes away from the I-110 FWY and Sepulveda Blvd exit in Harbor City. Harbor City is a neighborhood in the city of Los Angeles in the Harbor region of Los Angeles County. The neighboring communities are Carson, Harbor Gateway, Lomita, Rancho Palos Verdes, San Pedro, Torrance, West Carson and Wilmington.

LOCATION INFORMATION

Street Address	24201 Frampton Ave Harbor City, CA 90710
County	Los Angeles
Cross-Streets	Normandie Ave and Lomita Blvd
Nearest Highway	I-110

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PROPERTY INFORMATION

Property Type	USDA Food Processing Facility
Property Subtype	Refrigerated/Cold Storage
APN #	7439-011-039, 7439-011-040
Amenities	8,350 SF of USDA/Organic food production 1,500 SF Freezers 2,100 SF Coolers Clarifier Floor drains Hoods Test Kitchen QC/QA Lab Boiler Generator Dock High Loading Fenced Yard 5,373 SF of second floor office/storage



BUILDING INFORMATION

Building Class	B
Tenancy	Single
Minimum Ceiling Height	17 ft
Office Space	6,000 SF
Number of Floors	2
Year Built	1971
Year Last Renovated	2006
Free Standing	Yes
Number of Buildings	1
Office Buildout	Yes

PARKING

Parking Type	Surface
Parking Ratio	1.7
Number of Parking Spaces	43
Minimum Ceiling Height	17 ft

UTILITIES

Power	1200 amps
Gas / Propane	Yes

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USDA FOOD PROCESSING FACILITY FOR SALE

2ND FLOOR PLAN
5,373 SF



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