



**Asking price \$4,505,000**

**Sales Commission: 2.5% of Asking Price<sup>1</sup> | 1. Commission paid to Buyer's Agent**

## Land / Development Opportunity

79,440 SF (1.82 AC) City of Industry

**904 Nogales Street & 19022 San Jose Avenue**

### HIGHLIGHTS

- Potential for Industrial and Manufacturing development
- Easy access to 3 major interstates SR 60 and SR 57 Freeways.
- Close proximity to City of Industry and Los Angeles county premier retail, restaurants, business commerce, and employment district.

Zoning	Industrial / Manufacturing
APN #	8760-003-904, 905 & 906

### DETAILS

Combined contiguous parcels, totaling 1.82± acres, are located at intersection of Nogales Street and San Jose Avenue

Investors and developers have an incredible opportunity in well-established City of Industry Business district.

Adjacent to developed industrial manufacturing warehouse, close to new commercial development.

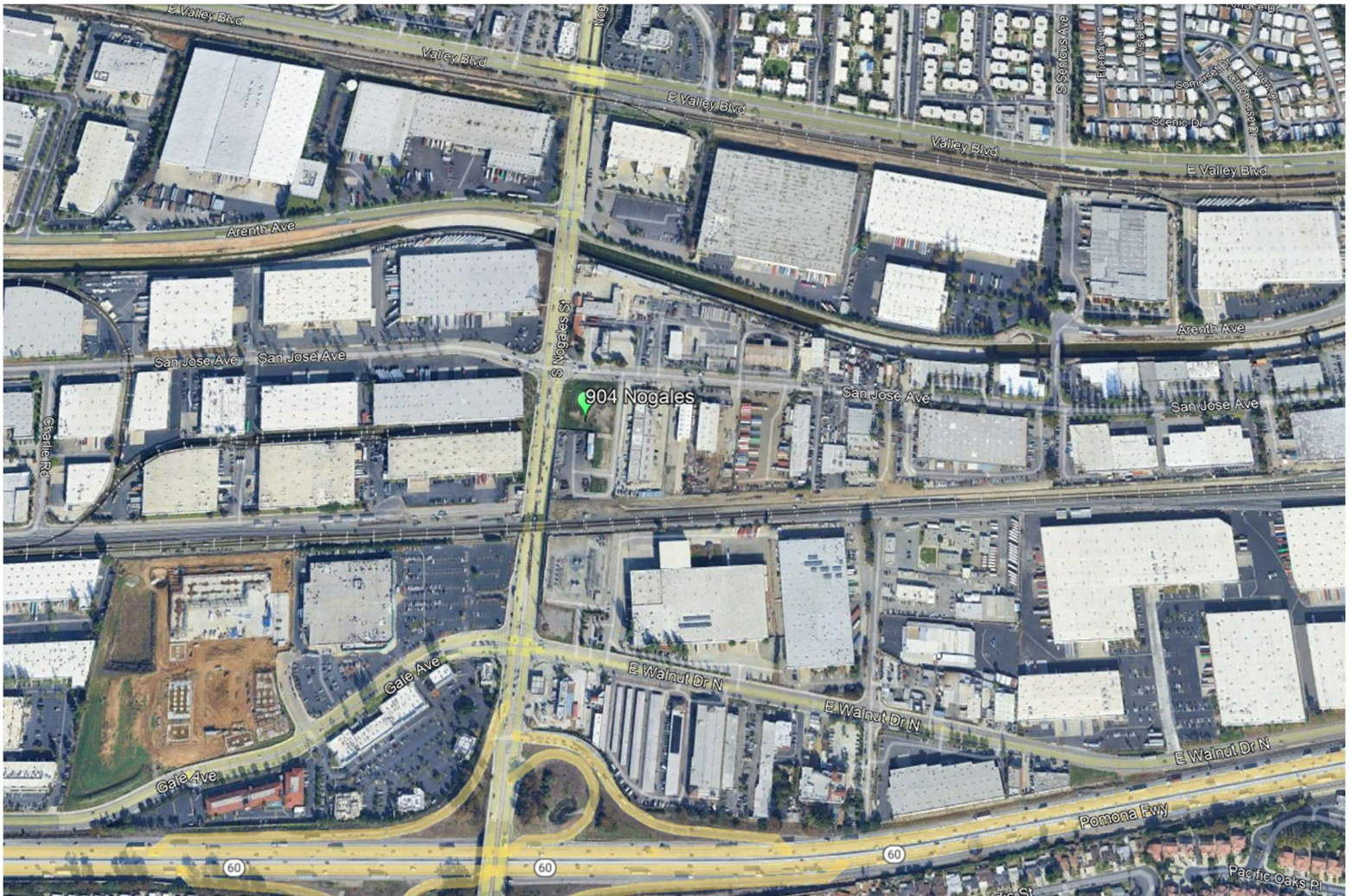
Landscape, city street improvements, and access easement are completed.

Future ownership can utilize the site to turn their own vision into a reality!

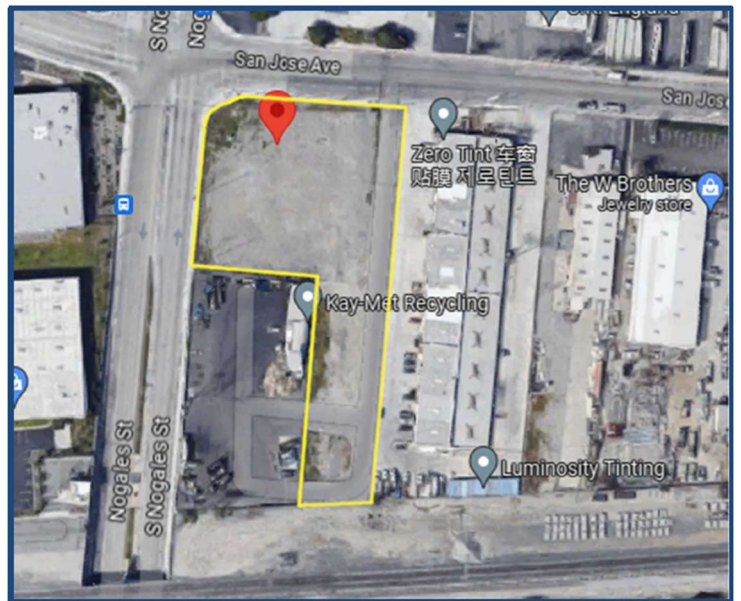
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ZONING MAP - UNINCORPORATED LOS ANGELES COUNTY



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