

# 11+ Acres Industrial Land | Huntington Park

BANKRUPTCY SALE



8201 Santa Fe Avenue | Huntington Park, CA 90255

- > 11.27± Acres of Industrial Land
- > 76,000± SF Metal Building with 22+ Feet Ceiling Heights
- > Heavy Concrete Pour Throughout the Yard
- > 600' of Frontage on Santa Fe Avenue
- > Bankruptcy Sale Subject to Court Approval & Overbid

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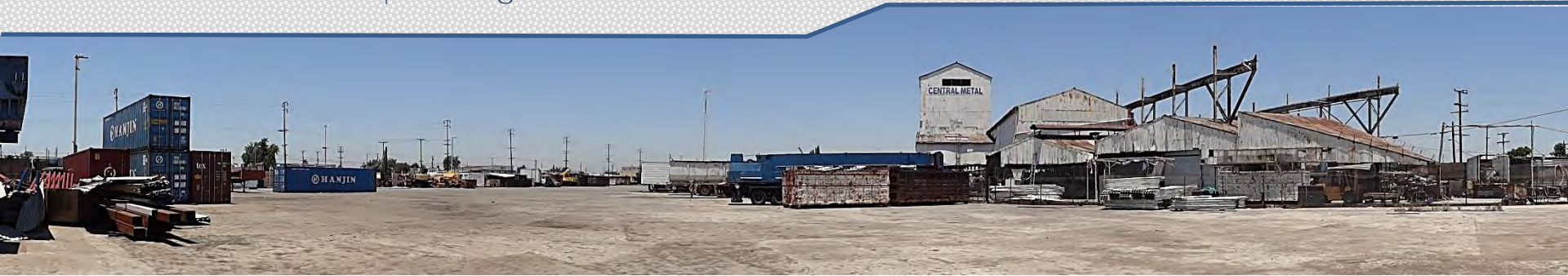


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## Investment Summary

The Subject Property is an **11.27± acre industrial land** property situated in unincorporated Los Angeles, and Huntington Park. The asset includes **nine parcels** totaling approximately **490,991 square feet** (according to public records). There is a metal building measuring approximately **76,715± square feet** and the majority of the lot is paved with concrete. The property is centrally located near the border of South Gate and Los Angeles with easy access to the **110 and 710 freeways**. The lot stretches from corner of Santa Fe Avenue and Short Street to Alameda Street and offers **nearly 600-feet of frontage on Santa Fe Avenue**.

While the **development jurisdiction** resides with the Los Angeles County Department of Regional Planning department, the property dually benefits from a **Huntington Park mailing address**. The area is **zoned M2** and the neighborhood is within the **Florence-Firestone Community Plan**.

The property has been used as a **metal recycling and dismantling** yard for several decades, but can be delivered vacant by the close of escrow. The vast size and span of this real estate makes it a prime candidate for a large scale development project; a project which has the potential to draw in the entire community and garner local and regional political support.

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## Pricing Summary

Price	\$33,000,000*
Total Square Feet	490,991 ± SF
Total Acres	11.27 ± Acres
Price Per Acre	\$2,928,127*
Land Price Per SF	\$67*
Building Size	76,715 SF
Building Price Per SF	\$430*
Building Material	Metal
Zoning	M2
Number of Parcels	9
City	Unincorporated LA
City Address	Huntington Park
Current Use	Dismantling Yard
Delivery	Property can be delivered vacant at or near the close of escrow.
Note*	*Note, Seller may require a delineation of purchase price for land and improvements.



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## Environmental History

All prospective Buyers are encouraged to read and study the Department of Toxic Substances Control (DTSC) EnviroStor report regarding this property. In 2016 Los Angeles DTSC referred the property to the EPA for further review. Since then the EPA has made a site visit, but has not completed it's site assessment.

The Seller contends that the site, from a subsurface level, should theoretically be "clean", or at least not significantly impacted. The Seller conducted a Phase 2 in 2001 and a Phase 1 later in 2014, the results were relatively mild. The Seller further contends that after his initial Phase 2, he had poured nearly 13-inches of concrete and capped the soil from any contaminants.

The Seller and the Broker provide this information as background only and encourage all prospective Buyers to conduct their own due diligence, not relying on the information provided herein, but rather rely on your environmental and legal professionals.

**DAMILLE METAL SVC (60002329)** SIGN UP FOR EMAIL ALERTS

8201 SANTA FE AVENUE  
HUNTINGTON PARK, CA 90255  
LOS ANGELES COUNTY  
SITE TYPE: EVALUATION

OFFICE: CHATSWORTH  
6037335300  
36-100% (highest scores)

CLEANUP TRACK: CALIFORNIA SCREEN PERCENTILE SCORE

Summary | Activities | Site/Facility Data | Map | Related Sites | CalEnviroScreen

### Site Information

<b>CLEANUP STATUS</b> REFER: EPA AS OF 8/22/2018	<b>ENVIRONMENTAL</b> ADDRESS: 60002329
<b>SITE TYPE: EVALUATION</b> NATIONAL PRIORITY LIST: NO	<b>SITE CODE</b> SITE CODE: 30744
<b>ADDRESS</b> ADDRESS: 0.43 ACRES	<b>SPECIAL PROGRAM</b> EPA - PM21
<b>AGE</b> AGE: NONE SPECIFIED	<b>STATUS</b> STATUS: EPA GRANT
<b>CLEANUP OVERSIGHT AGENCIES</b> DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY	<b>ASSEMBLY DISTRICT</b> ASSEMBLY DISTRICT: 58
	<b>SENATE DISTRICT</b> SENATE DISTRICT: 33

### Regulatory Profile

<b>PAST ISSUES THAT CAUSE CONTAMINATION</b> NONE SPECIFIED	<b>POTENTIAL MEDIA AFFECTED</b> NONE SPECIFIED
<b>POTENTIAL CONTAMINANTS OF CONCERN</b> NONE SPECIFIED	

### Site History

The former Damille Metal SVC, ("the Site"), now operating as Central Metal, is located at 8201 Santa Fe Avenue in Huntington Park, California. The Site occupies approximately 3 acres of land and is a metal supply and industrial scrap metal recycling facility that recycles lead, steel, aluminum, copper, brass, and stainless steel. The Site also receives, stores, and sells electronic waste, such as computer monitors, desktop towers, subdrives, and other computer parts. Site operations include purchasing scrap metals from various industries, which are then sorted, cleaned, then cut or shredded into compact sizes for shipment to China. The Damille Metal SVC's operations start date is unknown; however records indicate that the Site waste manifested waste from 1995 until 2001. In 2001, the Site was purchased by Central Metal Inc. Central Metal has continued the same operations as Damille Metal SVC. During the Site visit on April 13, 2016 DTSC observed poor housekeeping practices. Portions of the Site pavement were stained reddish-orange color from apparent leaks. The pavement was in poor condition across and large potholes in the pavement that were filled with unknown standing liquids observed throughout the Site. Shredded metal piles in the organized, dirt areas of the Site. Oil and grease, sludge piles and liquids, were observed pooling underneath the storage bins containing metals and electronic waste. Extensive oil staining was observed on the pavement. Leaking containers with unknown oily liquids were stored without secondary containment.

The Site is located within Spatial Prioritization Geographic Information Tool (SPGIT) Area 27 and is in proximity to an impacted drinking water well (Nadeau Well 03). The Nadeau Well 03 is located approximately 2,371 feet from the Site and is impacted with trichloroethylene, tetrachloroethylene, perchloroethylene, total chromium, hexavalent chromium, and carbon tetrachloride. The DTSC Hazardous Waste Tracking System, (HWTS) records indicate that the Site manifested tetrachloroethylene (PCE), petroleum naphthalene and other organic residue solvents from 1995 to 2001.

This Site has documented history of violations regarding actual or potential hazardous waste releases. In 1995, the County of Los Angeles Fire Department's Health Hazardous Materials Division issued the Site a Notice of Violation and Order to Comply for numerous violations regarding poorly documented manifests, lack of training, and unlawful hazardous waste storage/management and disposal. In 2000, the Site was investigated by the U.S. Environmental Protection Agency, (USEPA) Criminal Investigation Division and the California Air Resources Board and fined \$220,000 for the unlawful removal and disposal of asbestos-containing materials.

In 2004, 2005, and 2006 the County of Los Angeles Department of Public Works Environmental Programs Division issued the Site Notices of Non-Compliance for violations of their stormwater filtration systems, industrial waste permits, and urban storm water mitigation plans or the lack thereof. In 2012 the Department of Toxic Substances Control, (DTSC) issued the Site an Enforcement Order for violations that included hazardous waste releases, improperly stored materials and, the improper handling of universal waste and electronic devices. DTSC ordered the Site to pay a fine of \$49,868. In 2016 the Site lost their Stormwater certification, and is currently being investigated by California Occupational Safety and Health Division, (CAL/OSHA) regarding their hazardous waste management practices and housekeeping which impact the health and safety of their employees. There is no known sampling at this Site.

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DTSC Home

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## Property Attributes



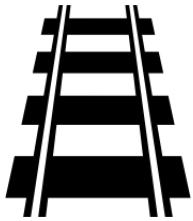
### Electrical Power

3 Phase  
3,000 AMPS & 1,200 AMPS  
480 Volts



### Weigh Station

Property has 3 Different Weigh Stations.  
> 70' Weigh Station  
> 35' Scale  
> Rail Car Weigh Station



### Railroad Spur

Subject has a nearly 1,000'± long by 100'± rail spur that's included as fee simple part of the offering.



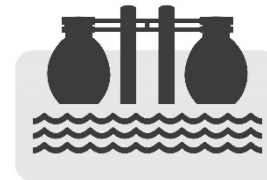
### 10-Ton & 2-Ton Cranes

Main Building contains support structure for a 10-ton crane and a 2-ton crane.  
(Buyer to verify)



### Dual Tracks

Rail Spur has two tracks for ease of loading and departing of container.



### Stormwater Filtration

Property contains systems which allow the storm water to drain into one centralized location and then get processed and filtered in holding tanks.

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## Photos



Dual Track Rail Spurs



1,400'± Spur to Rail Line



Weigh Station



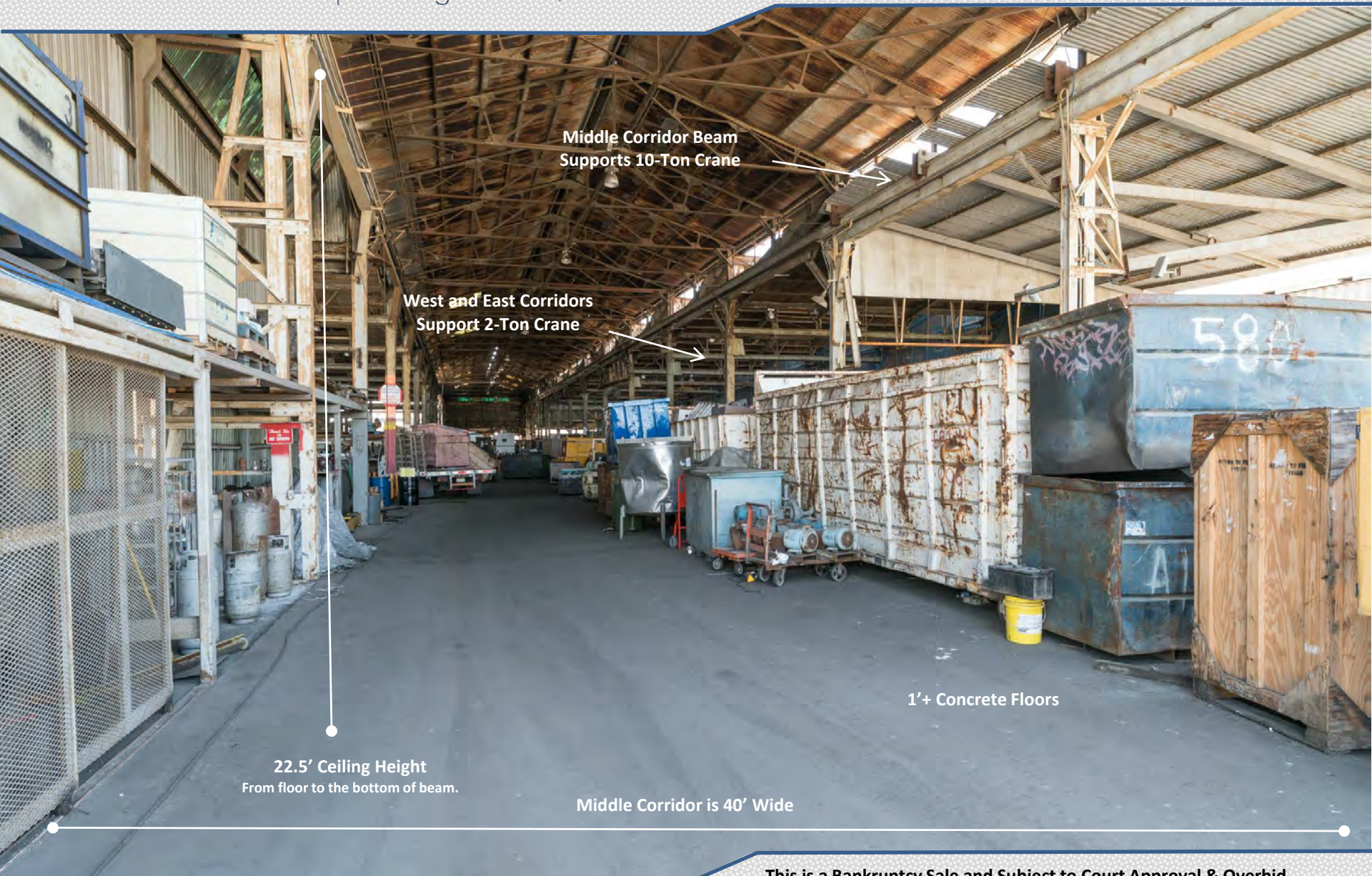
Weigh Station



Stormwater Filtration System







Middle Corridor Beam  
Supports 10-Ton Crane

West and East Corridors  
Support 2-Ton Crane

22.5' Ceiling Height  
From floor to the bottom of beam.

1'+ Concrete Floors

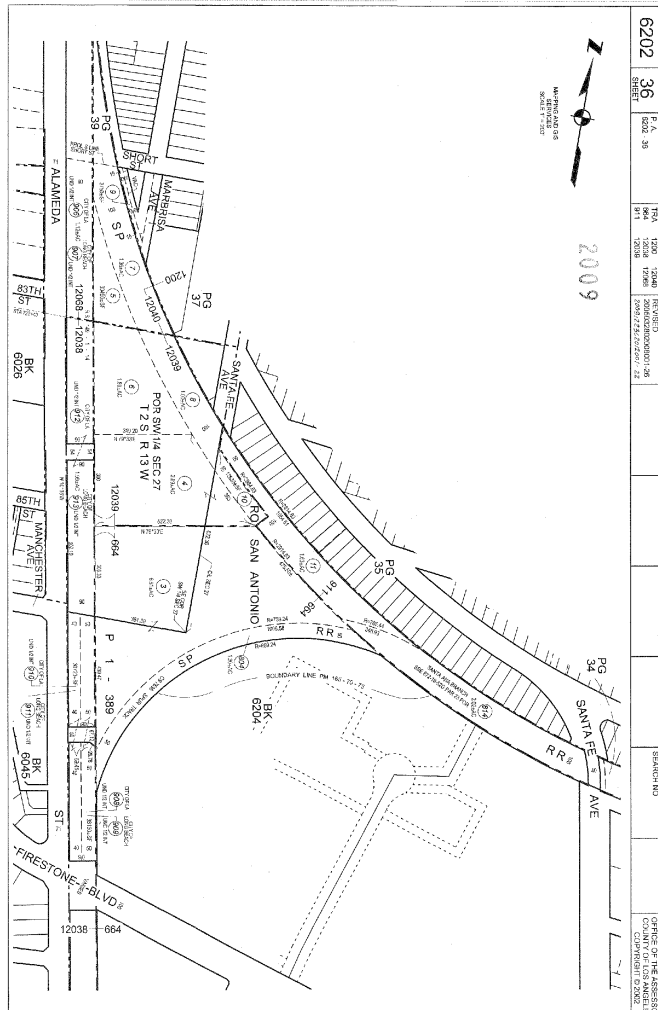
Middle Corridor is 40' Wide

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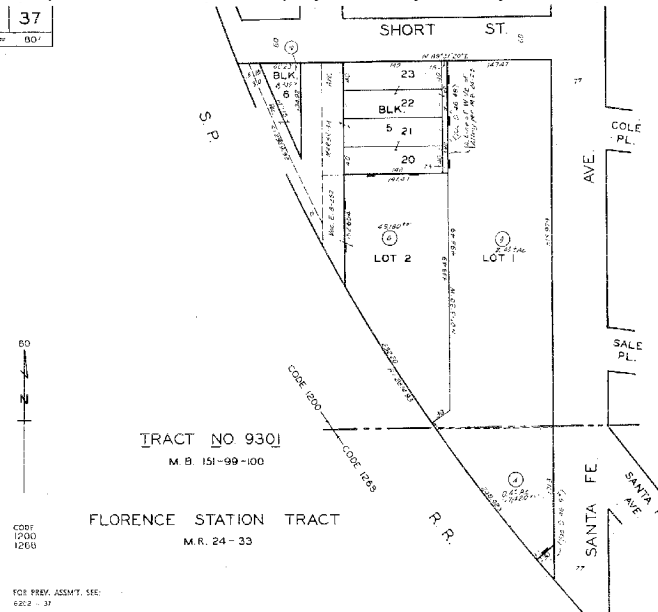
## Parcel Identification



No.	APN#	Address	City Address	Zoning	Land Square Feet [1]	Acres
1	6202-037-009	8201 Santa Fe Ave	Huntington Park	LCM2*	106,393	2.44
2	6202-037-010	No Address	Los Angeles	LCM2*	12,573	0.29
3	6202-036-009	No Address	Los Angeles	SGM3*	4,134	0.09
4	6202-036-012	No Address	Los Angeles	SGM2*	102,401	2.35
5	6202-037-006	8240 Marbisa Ave	Huntington Park	LCM2*	43,071	0.99
6	6202-037-004	8201 Santa Fe Ave	Huntington Park	LCM2*	18,919	0.43
7	6202-036-013	No Address	Los Angeles	SGM2*	124,441	2.86
8	6202-036-010	No Address	Los Angeles	SGM2*	12,755	0.29
9	6202-036-011	No Address	Los Angeles	SGM3*	66,304	1.52
<b>TOTAL</b>					<b>490,991</b>	<b>11.27</b>

[1] Land Square Feet obtained from Property Profile; Buyer to verify.

6202 37  
SCALE 1" = 80'



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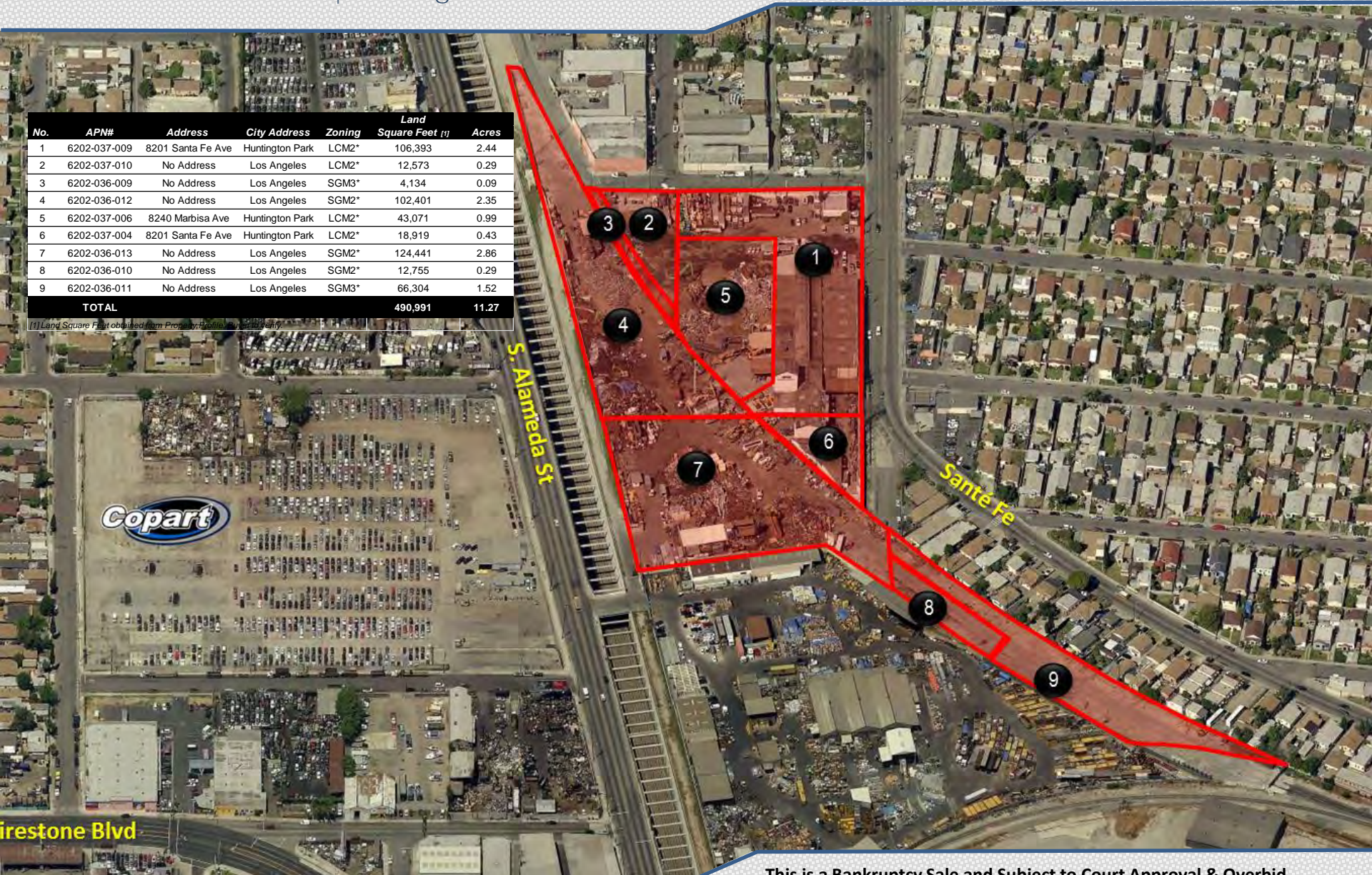


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[1] Land Square Feet obtained from Proprietary Software



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Main Structure



Truck Scales



Entrance to Yard



Interior of Main Structure

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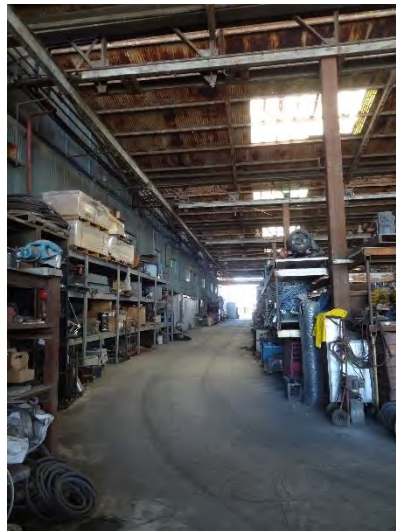
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Foundational Posts Allow for Ease of Building Expansion up to 90,000± SF



2<sup>nd</sup> Story Plant Office



Primary Office Building with Parking Lot

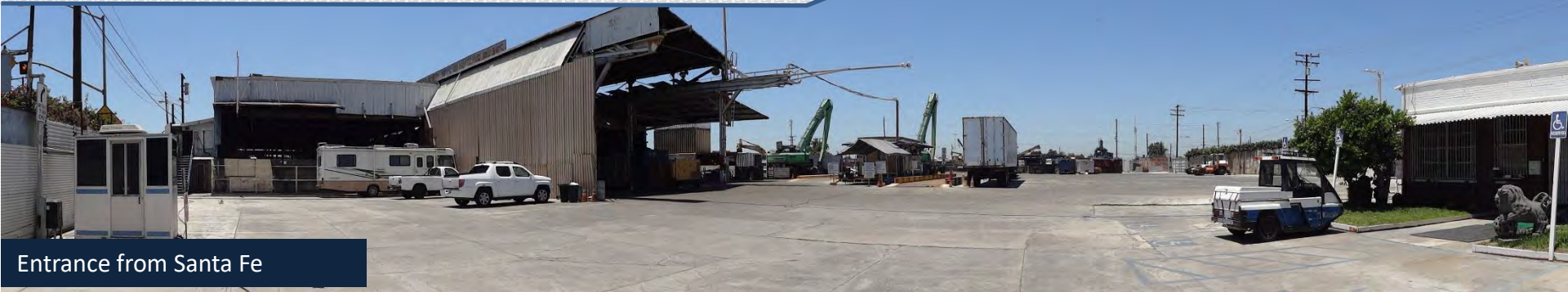


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Entrance from Santa Fe



View of Main Structure & Yard



General Yard Space

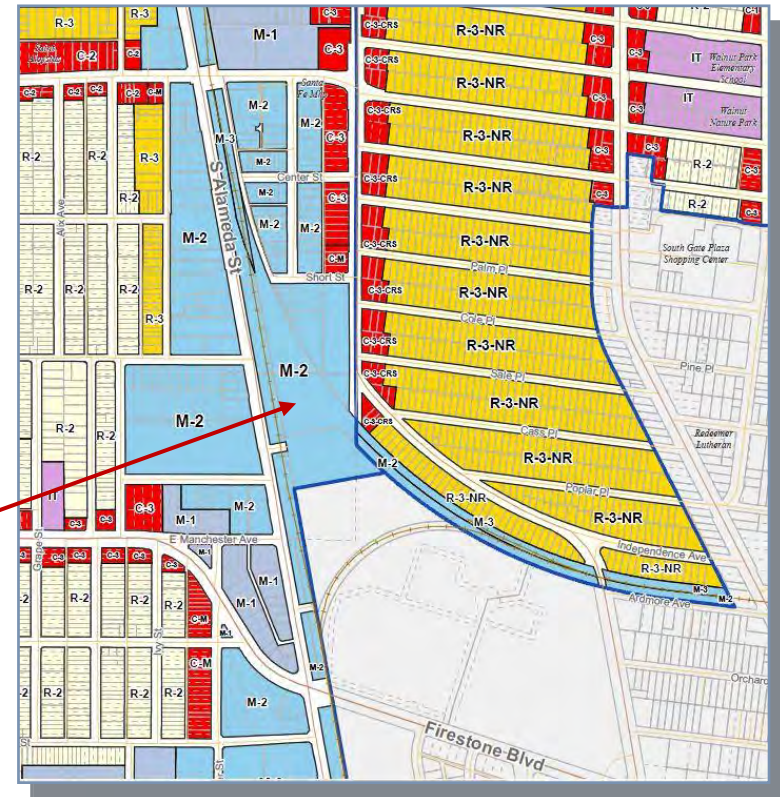
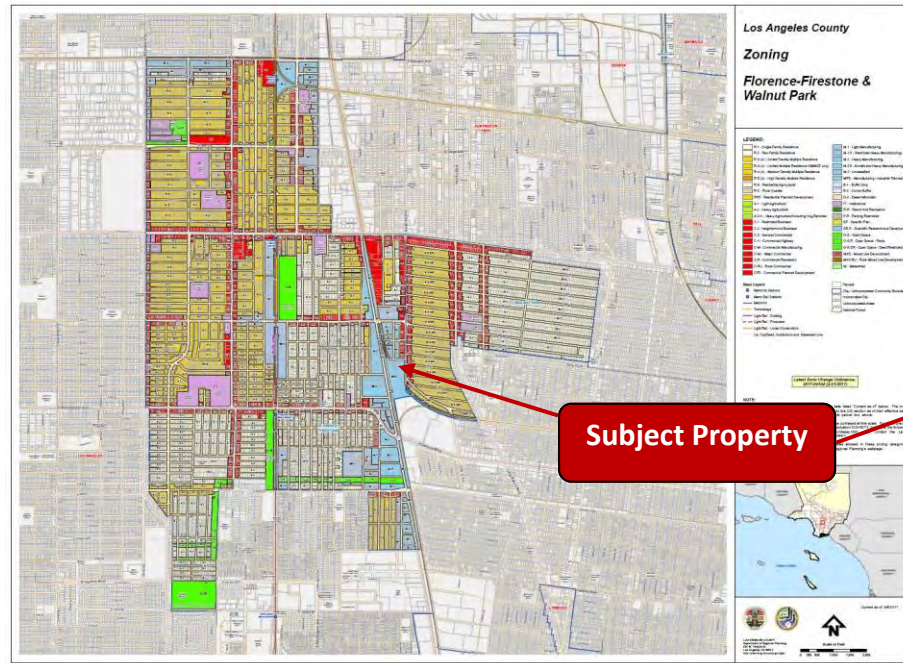
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## Zoning Information

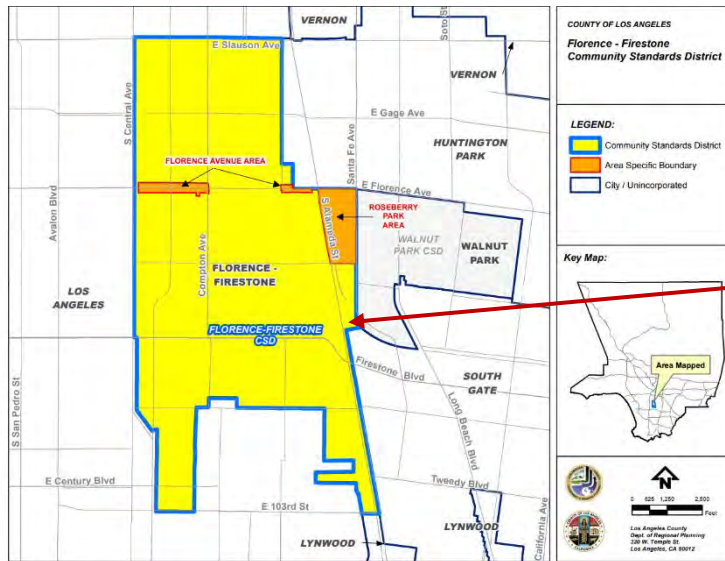


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## Community Districts

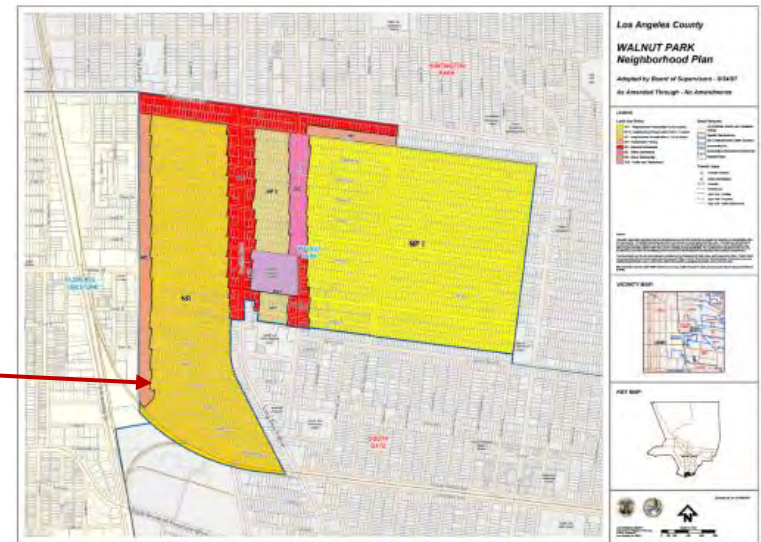


***The Subject Property is located within the Florence-Firestone Community Standards District.***

**Subject Property**

***Walnut Park is the Community District neighboring the Subject Property.***

***Per the Walnut Park Zoning Map, the area across the street from the property is designated as "MC - Mixed Commercial"***

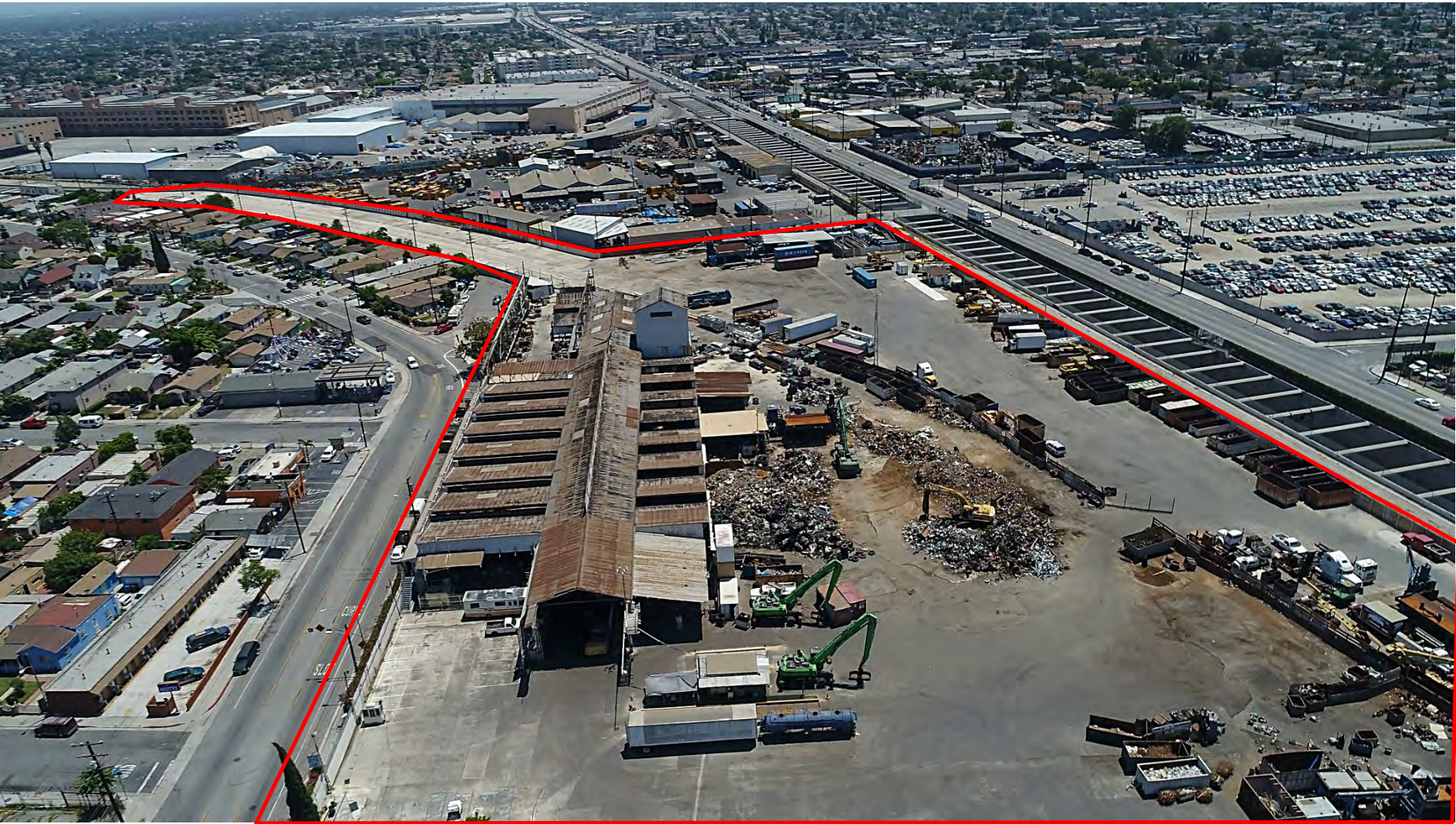


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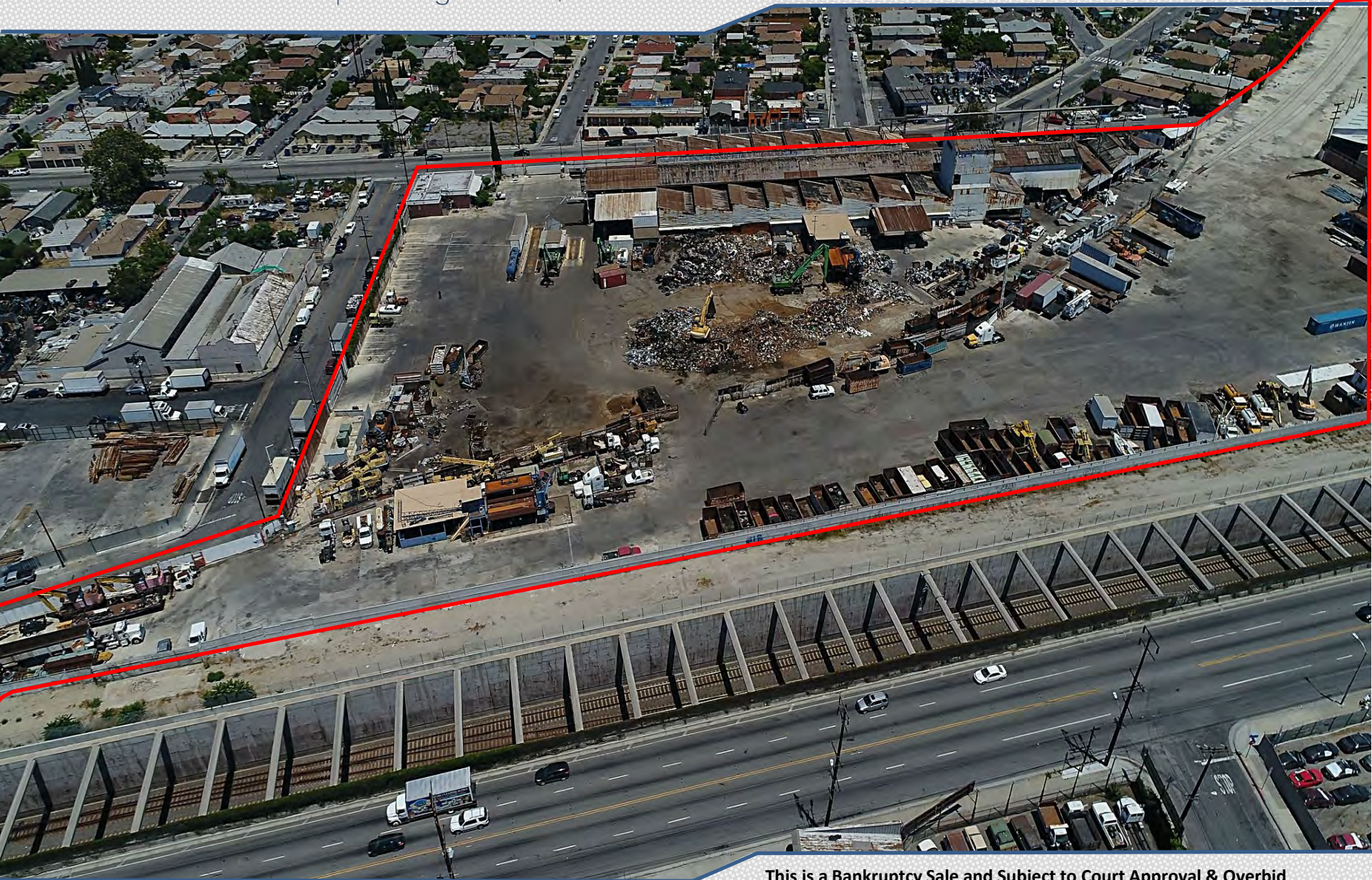
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