

Available SF 10,625 SF

Industrial For Lease

Building Size 10,625 SF



Address: 16412 S Avalon Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Gardena Blvd

10,625 Square Foot Free Standing Building
 Near 91, 110, and 405 Freeways
 1,400 SF Office Area, 400 Amps Power
 Truck High & Ground Level Loading, Floor Drains
 Excellent Light Mfg/Dist Facility

Lease Rate/Mo: \$11,156
Lease Rate/SF: \$1.05
Lease Type: Gross / Op. Ex: \$0.04
Available SF: 10,625 SF
Minimum SF: 10,625 SF
Prop Lot Size: 0.52 Ac / 22,820 SF
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$12,795 / 2019
Yard: No
Zoning: ML

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 2 / 12 x 14
DH Doors/Dim: 1 / 12 x 14
A: 400 V: 120/208 O: 3 W:
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.4:1
Rail Service: No
Specific Use:

Office SF / #: 1,400 SF / 6
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2020
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6140-001-022

Listing Company: Daum Commercial
Agents: [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)
Listing #: 25034642
Notes: CAM Fee = \$0.04 per square foot. Lessee to verify power and above data. Free standing building.

Listing Date: 08/14/2020

FTCF: CB250Y125S250/OAA