

Available SF 6,598 SF Industrial Condo For Sale Building Size 49,673 SF



Property Name: Avalon Business Park
Address: 711 E Gardena Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Gardena Blvd

±6,598 SF Unit
 Two (2) Loading Doors (12' x 14' & 10' x 10')
 18' Clearance - Clear Span
 New Roof, New HVAC, Clean Phase I
 Quick Access to 91, 105, 405 Freeways
 Owner Will Consider Seller Financing or Lease w/ Purchase Option

Sale Price:	\$1,782,000.00	Sprinklered:	Yes	Office SF / #:	1,300 SF / 4
Sale Price/SF:	\$270.08	Clear Height:	18'	Restrooms:	2
Available SF:	6,598 SF	GL Doors/Dim:	2 / (1) 12'x14'; (1) 10'x10'	Office HVAC:	Heat & AC
Prop Lot Size:	POL	DH Doors/Dim:	0	Finished Ofc Mezz:	648 SF
Taxes:		A: 200 V: 120/208 O: 3 W:		Include In Available:	Yes
Yard:	No	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	ML-D	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 5 / Ratio:	0.8:1	Vacant:	N/A
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Light Industrial	Market/Submarket:	Gardena/North Compton
				APN#:	6140001032
Listing #:	39803673	Listing Date:	02/23/2024		