

Daum Commercial

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

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
 Fire Sprinklers
 Quick Access to 91, 105, 405 Freeways

Sale Price: \$1,980,000.00
Sale Price/SF: \$300.09
Available SF: 6,598 SF
Prop Lot Size: POL
Taxes:
Yard: No
Zoning: ML-D

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 2 / (1) 12'x14'; (1) 10'x10'
DH Doors/Dim: 0
A: 200 V: 120/208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1981

Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 0.8:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,300 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 648 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6140001032

Listing Company: Daum Commercial
Agents: [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)

Listing #: 39803673

Listing Date: 02/23/2024

FTCF: CB250Y125S250/AQAA

Notes: Prop lot size is POL. Buyer to verify all above information including but not limited to power, permitted office size, zoning, legal uses prior to COE. Additional visitor parking available.