

Available Acres 0.34

Land For Lease

Available SF 15,000



**Address:** 483 W 16th St, San Pedro, CA 90731

**Cross Streets:** S Pacific Ave/W 16 St

±4,000 SF Metal Garage on ±15,000 SF of Land  
 Ideal Location for a Boat Yard or Auto Repair Shop  
 Commercial Zoning on Garage Portion of Property

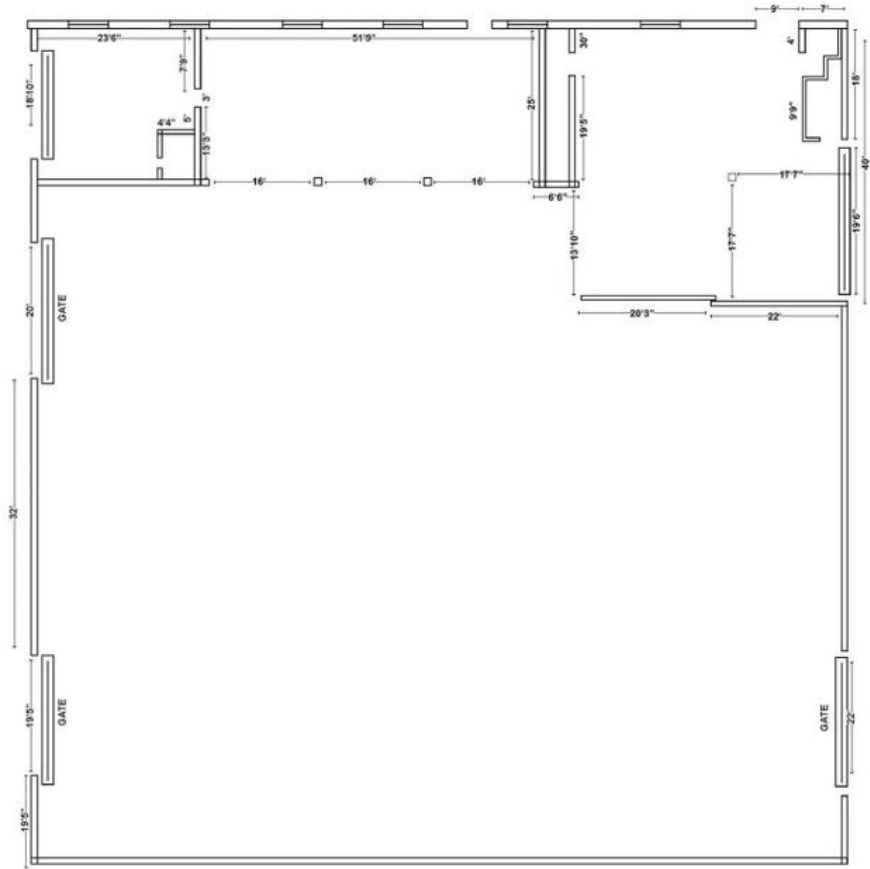
<b>Lease Rate/Mo:</b>	\$7,500	<b>Available Acres:</b>	0.34 Ac	<b>Gas:</b>	<b>Specific Use:</b> Industrial
<b>Lease Rate/SF:</b>	\$0.50	<b>Available SF:</b>	15,000 SF	<b>Water:</b>	<b>Zoning:</b> C2-R2
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	4,000 SF	<b>Sewer:</b>	<b>Rail Service:</b> No
<b>Lease Terms:</b>	Acceptable to Owner	<b>Yard:</b>	Fenced / Paved	<b>Electric:</b>	<b>Market Area:</b> Long Beach/Harbor Cities
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>	<b>APN:</b> 7546-023-029, 003, 004
<b>Sale Price:</b>	NFS				

**Listing Company:** Daum Commercial  
**Agents:** [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)

**Listing #:** 63a211022a2b9e00078f52c0  
**Notes:** \$7,500/month for 6 months, then \$9,500 thereafter.

**Listing Date:** 12/20/2022 **FTCF:** CB250N000S000





NOT TO SCALE



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