



Address: 145 E Albertoni St, Carson, CA 90746

Cross Streets: E Albertoni St/S Main St

4 Dock High Positions w/ Exterior Loading Dock
 Freestanding / Fenced Yard / Wholesale Potential
 Excellent Artesia (91) Freeway Exposure at On/Off Ramp
 2 Blocks East of 110 Harbor Freeway
 3.2:1000 Parking Ratio - 52 Spaces

Lease Rate/Mo: \$28,025
Lease Rate/SF: \$1.75
Lease Type: Gross / Op. Ex: \$0.02
Available SF: 16,014 SF
Minimum SF: 16,014 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$29,466 / 2021
Yard: Fenced / Paved
Zoning: CG

Sprinklered: Yes
Clear Height: 17'
GL Doors/Dim: 0
DH Doors/Dim: 4
A: 400 V: 120/208 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1976
Whse HVAC: No
Parking Spaces: 52 / **Ratio:** 3.2:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,000 SF
Restrooms: 8
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7339002034

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)
Listing #: 39153751
Notes: Zoning is Commercial General. 39 parking spaces (2.4:1000). Industrial uses may be grandfathered. Possession is 30 days from lease execution.

Listing Date: 10/25/2023

FTCF: CB250Y150S000

