

Available SF 9,265 SF Industrial For Sale Building Size 9,265 SF



**Address:** 16400 S Avalon Blvd, Carson, CA 90746  
**Cross Streets:** S Avalon Blvd/E Gardena Blvd

9,265 SF Free Standing Building  
 Truck High & Ground Level Loading  
 400 Amps, 3 Phase Power  
 Quick Access to 91, 110, & 405 Freeways  
 Owner Will Consider Lease w/Option To Buy

**Sale Price:** \$2,595,000.00  
**Sale Price/SF:** \$280.09  
**Available SF:** 9,265 SF  
**Prop Lot Size:** 0.46 Ac / 20,034 SF  
**Taxes:** \$12,542 / 2023  
**Yard:** No  
**Zoning:** ML

**Sprinklered:** No  
**Clear Height:** 16'  
**GL Doors/Dim:** 2 / 12'x14'  
**DH Doors/Dim:** 1 / 12'x14'  
**A: 400 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1981R04

**Office SF / #:** 1,300 SF / 4  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** N/A  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 6140001020

**Whse HVAC:** No  
**Parking Spaces:** 12 / **Ratio:** 1.3:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Listing #:** 39803413

**Listing Date:** 02/23/2024



# 16400

AVALON BOULEVARD  
GARDENA | CA | 90248

## FOR SALE

INDUSTRIAL PROPERTY



9,265 SF  
AVAILABLE



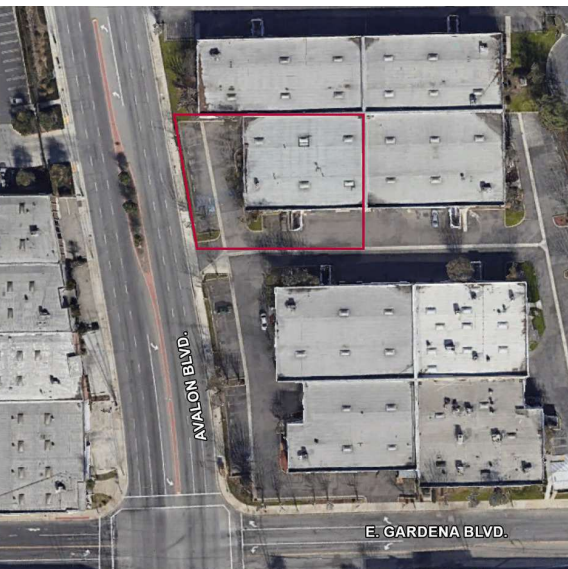
1,300 SF  
OFFICE SPACE



16 ft  
CLEAR HEIGHT



3  
LOADING DOORS



### PROPERTY HIGHLIGHTS

- 9,265 SF Freestanding Building
- \$2,595,000 (\$280 PSF)
- 1,300 SF Office Area
- 16' Clear Height
- Truck High & Ground Level Loading
- 12' x 14' Loading Doors
- 400 Amps, 120/208 Volts, 3 Phase, and 4 Wire Power
- Quick Access to 91, 110, & 405 Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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ASSOCIATE

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