

Available SF 16,092 SF

Industrial Investment For Sale

Building Size 16,092 SF



Address: 22017-22029 S Figueroa St (Portfolio), Carson, CA 90745
Cross Streets: S Figueroa St/W 220th St

Prime 110 Freeway Identity at an On/Off Ramp
 Current Commercial Uses Include Office,
 Retail, Automotive, and Contractor's Yard
 Most Tenants on MTM Leases
 Abundant Parking
 Cell Tower Lease Income Included

Sale Price: \$9,022,395.00
Sale Price/SF: \$560.68
Available SF: 16,092 SF
Prop Lot Size: 0.89 Ac / 38,668 SF
Taxes: \$6,984 / 2024
Yard: Fenced / Paved
Zoning: CG

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 200 V: 220 O: 3 W: 4
Construction Type: Framed
Const Status/Year Blt: Existing / 1947R96

Office SF / #: 5,424 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 5,424 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7341001083,7341001095

Whse HVAC: No
Parking Spaces: 48 / Ratio: 3.0:1
Rail Service: No
Specific Use: Mixed Use

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

Listing #: 41885834

Listing Date: 02/06/2025

FTCF: CB000N000S250

Notes: APN's 7341-001-083 and -095. Three cell tower leases included. 3.90% current CAP Rate. 4.47% Proforma CAP Rate.

