



Address: 15650 Avalon Blvd, Unincorporated LA, CA 90220
Cross Streets: Avalon Blvd/E Alondra Blvd

Excellent Warehouse Distribution Building
 Large, Fenced Yard - 247' Loading Distance
 ±21 Dock High Doors
 Excess Trailer/Container Parking
 11 Miles to Ports - 10 Miles to LAX

Lease Rate/Mo: \$271,195
Lease Rate/SF: \$2.76
Lease Type: Net / Op. Ex: \$0.42
Available SF: 98,259 SF
Minimum SF: 98,259 SF
Prop Lot Size: 7.24 Ac / 315,374 SF
Term: 5-10 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: ESFR
Clear Height: 27'
GL Doors/Dim: 3
DH Doors/Dim: 21
A: 800 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1978

Whse HVAC: No
Parking Spaces: 150 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 7,317 SF / 19
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2026
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6139-013-007

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#), [Courtney Bell 310-329-9000](#), [Scott Andersen 310-329-9000](#)

Listing #: 44312291

Listing Date: 02/10/2026

FTCF: CB300N000S000/OAA

Notes: 31% coverage. OpEx: \$0.42 PSF (Taxes=\$.33 PSF, Insurance=\$0.03 PSF, Management Fee=\$.06 PSF). Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

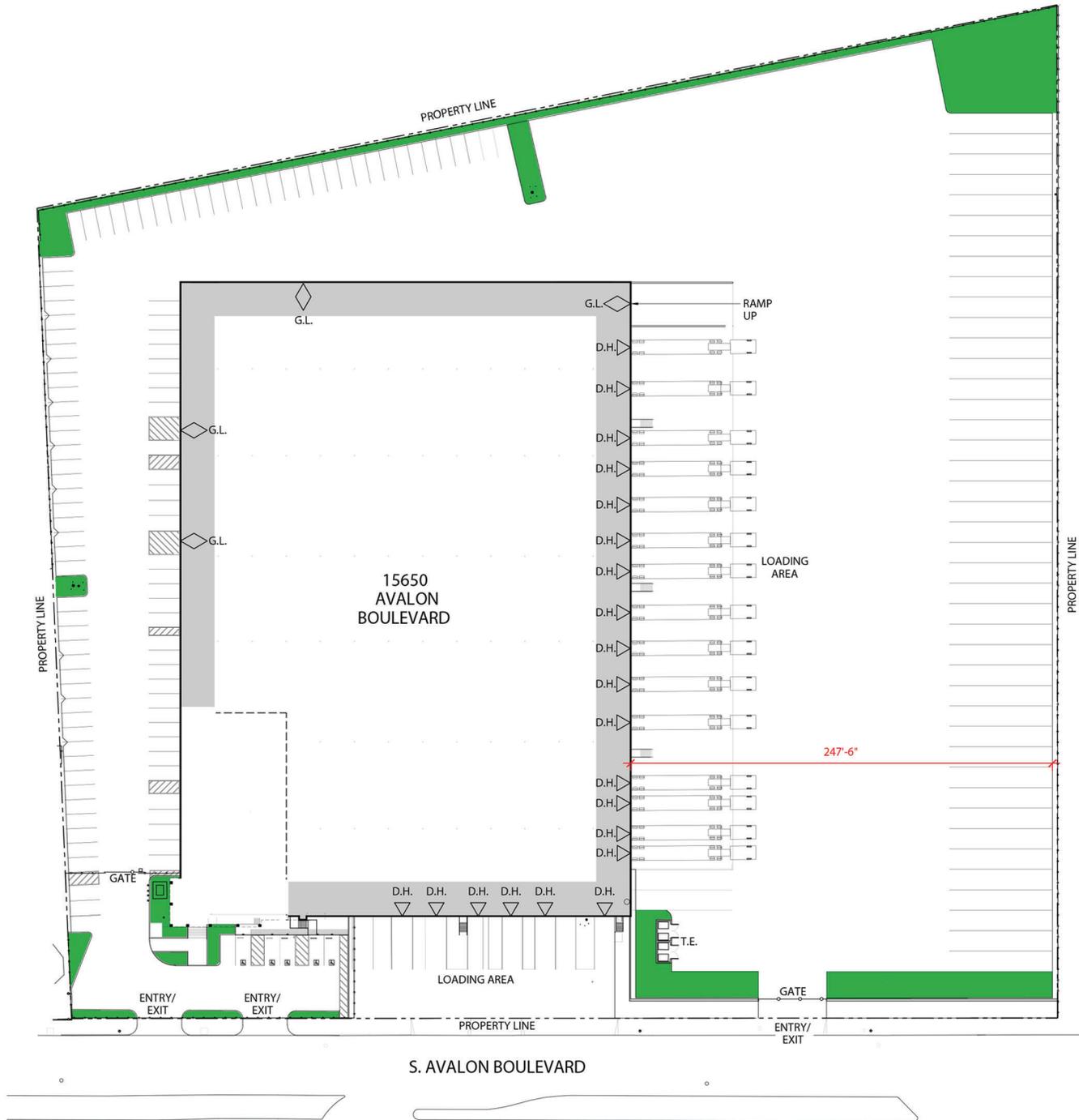
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



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