

EXCEPTIONAL INDUSTRIAL LEASE OPPORTUNITY – HARBOR CITY



24421 FRAMPTON AVE, HARBOR CITY, CA 90710 AVAILABLE: 7,000 SF INDUSTRIAL SPACE



Rarely Available First Time on the Market in 30 Years

A truly unique leasing opportunity in a tightly held Harbor City trade area.

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880 Apollo Street, Suite 329
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RARELY AVAILABLE | FIRST TIME ON THE MARKET IN 30 YEARS

A truly unique leasing opportunity in a tightly held Harbor City trade area.

±7,000 SF INDUSTRIAL BUILDING

Well-configured space suitable for a wide range of industrial, creative, or service uses.

EXCLUSIVE OUTDOOR PATIO AREA

Hard-to-find private outdoor space—ideal for employee use, storage, or creative applications.

SECURED PROPERTY

Gated facility with a brand-new alarm system, offering enhanced security and peace of mind.

FUNCTIONAL LOADING & ACCESS

Front roll-up door with an additional side roll-up door available if needed, providing flexible access for loading, deliveries, or workflow efficiency.

OFFICE IMPROVEMENTS UNDERWAY

Landlord is currently renovating the office area, delivering a refreshed and modern workspace.

THREE (3) PRIVATE OFFICES

Well-laid-out office component supporting administrative, managerial, or client-facing needs.

PRIME HARBOR CITY LOCATION

Strategically positioned within a strong industrial trade area with excellent access to major thoroughfares and regional freeways.

VERSATILE & MOVE-IN READY

A rare combination of security, functionality, outdoor space, and upgraded offices—ideal for businesses seeking a long-term location.

EXCLUSIVE PARKING

15 Spaces



DEMOGRAPHICS (2025 EST.)



POPULATION

1 Mile	31,386
3 Miles	236,004
5 Miles	444,329
10 Miles	1,624,778



AVG HH INCOME

1 Mile	\$132,679
3 Miles	\$133,606
5 Miles	\$146,377
10 Miles	\$137,133



DAYTIME POPULATION

1 Mile	8,473
3 Miles	87,140
5 Miles	216,037
10 Miles	635,601

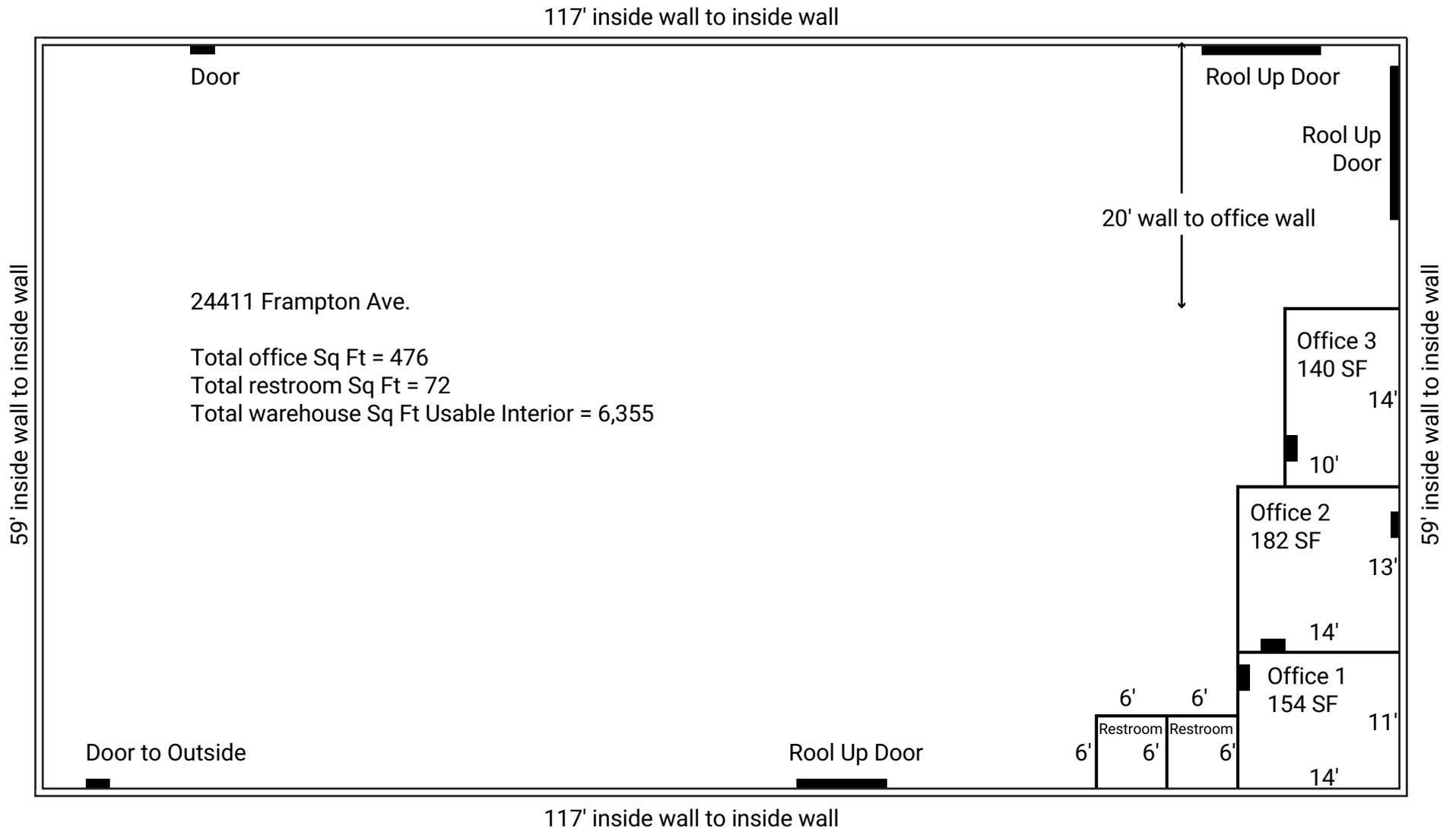
Demographic Source: Applied Geographic Solutions 11/2025, Tiger Geography

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