

22,304 SF Industrial

SINGLE-TENANT INVESTMENT



17230 S. AVALON BLVD, CARSON, CA 90746

Property Highlights

- Immediate 91 Freeway Access
- \$850,000 Renovation in 2023 / 2024
- Short Term Lease with No Options to Extend
- Fenced and Secured Concrete Yard
- Brand New ESFR Fire Sprinklers

Offering Terms:

- Asking Price: \$6,579,680 (\$295 PSF)
- Net Operating Income: \$354,126 (2/1/25-1/31/26)
- Cap Rate: 5.38%
- Lease Type: Single Tenant NNN (see page 3)

Property Features

Building Area:	22,304 SF
Land Area:	35,649 SF
1st Floor Office Area:	3,494 SF
2nd Floor Office Area:	3,285 SF
Clearance:	20'
Loading:	2 DH, 1 GL
Year Built:	1983 / 2023 / 2024
Power:	400 Amps
Parking:	28 Autos
Zoning:	CAML

*Sizes verified per BOMA report dated 1/10/2023

Voit

REAL ESTATE SERVICES

www.voitco.com

DAVID FULTS
Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voitco.com

KEVIN FULTS
Vice President
Lic. #02111820
424-329-7508
kfults@voitco.com

BRIAN MCLOUGHLIN
Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voitco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

For Sale

22,304 SF

Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746



Renovation Scope

Owner invested over \$850,000 in building upgrades between 2023 and 2024. The most notable upgrades are a roof overlay and full building ESFR upgrade. In-place lease is full NNN with all repairs and maintenance reimbursed or handled by the tenant. See below for detailed scope for landlord improvements completed prior to lease commencement:

Office

- New ceiling grid
- Whiteboxed (paint) the entire office
- New flooring and base
- New office LED lights
- New restroom fixtures
- Replaced two (2) HVAC units (3-ton and 4-ton)

Warehouse

- New LED lighting
- New ESFR fire sprinkler system
- Warehouse floor scrubbed and sealed
- New scrim foil on warehouse ceiling
- Whitebox (paint) the entire warehouse
- Replaced two (2) roll-up doors

Building Exterior

- New roof coating
- New LED wall packs
- Exterior paint

General Exterior

- New parking striping
- Minor concrete yard repairs
- Fence repairs / paint
- New bollards at transformer
- Updated landscaping

Voit

REAL ESTATE SERVICES

www.voidco.com

DAVID FULTS

Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voitco.com

KEVIN FULTS

Vice President
Lic. #02111820
424-329-7508
kfults@voitco.com

BRIAN MCLOUGHLIN

Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voitco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

For Sale 22,304 SF Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746

LEASE ABSTRACT



Tenant	Conti Logistics, Inc.
Use	Warehousing
Lease Commencement	October 1, 2024
Lease Expiration	September 30, 2026
Type	NNN with Management Fee
Monthly Rent Schedule	10/24 - 9/25 \$29,122.20 10/25 - 9/26 \$30,287.09
Security Deposit	\$58,730.00
Option to Extend	None
Management Fee Reimbursement	Reimbursement is greater of \$2,200/Mo or 2.5% of EGR

Voit
REAL ESTATE SERVICES

www.voitco.com

DAVID FULTS
Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voitco.com

KEVIN FULTS
Vice President
Lic. #02111820
424-329-7508
kfults@voitco.com

BRIAN MCLOUGHLIN
Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voitco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

For Sale 22,304 SF Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746

INVESTMENT COMPS

Address	Bldg SF	Land SF	Clearance	Year Built	Purchase Price	Cap Rate
425 Park Ave San Fernando	12,384	21,427	16'	1979	\$3,500,000 \$283 PSF	5.00%
105 Mercury Circle NW Pomona	12,320	25,511	18'	1983	\$4,430,000 \$360 PSF	5.25%
2970 E. Maria St Rancho Dominguez	50,440	89,903	22'	1970	\$14,000,000 \$278 PSF	5.25%
1202-1210 Mateo St Los Angeles	21,124	26,119	14'	1924/R2021	\$7,730,000 \$366 PSF	5.43%
16605 Norwalk Blvd Cerritos	9,176	23,087	15'	1976	\$3,500,000 \$381 PSF	5.50%



REAL ESTATE SERVICES

www.voidco.com

DAVID FULTS
Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voidco.com

KEVIN FULTS
Vice President
Lic. #02111820
424-329-7508
kfults@voidco.com

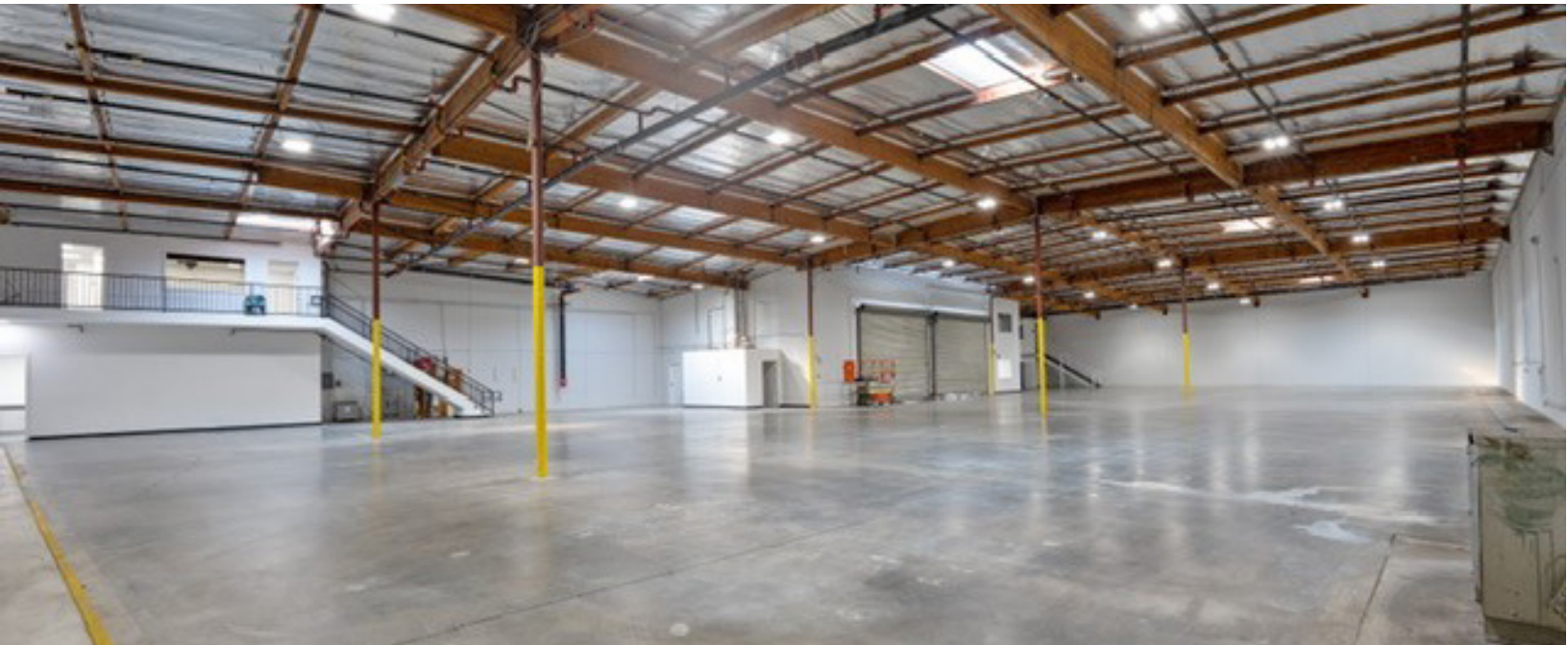
BRIAN MCLOUGHLIN
Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voidco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

For Sale
22,304 SF
Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746



Voit
REAL ESTATE SERVICES

www.voitco.com

DAVID FULTS
Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voitco.com

KEVIN FULTS
Vice President
Lic. #02111820
424-329-7508
kfults@voitco.com

BRIAN MCLOUGHLIN
Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voitco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

For Sale
22,304 SF
Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746



Voit
REAL ESTATE SERVICES

www.voidco.com

DAVID FULTS
Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voidco.com

KEVIN FULTS
Vice President
Lic. #02111820
424-329-7508
kfults@voidco.com

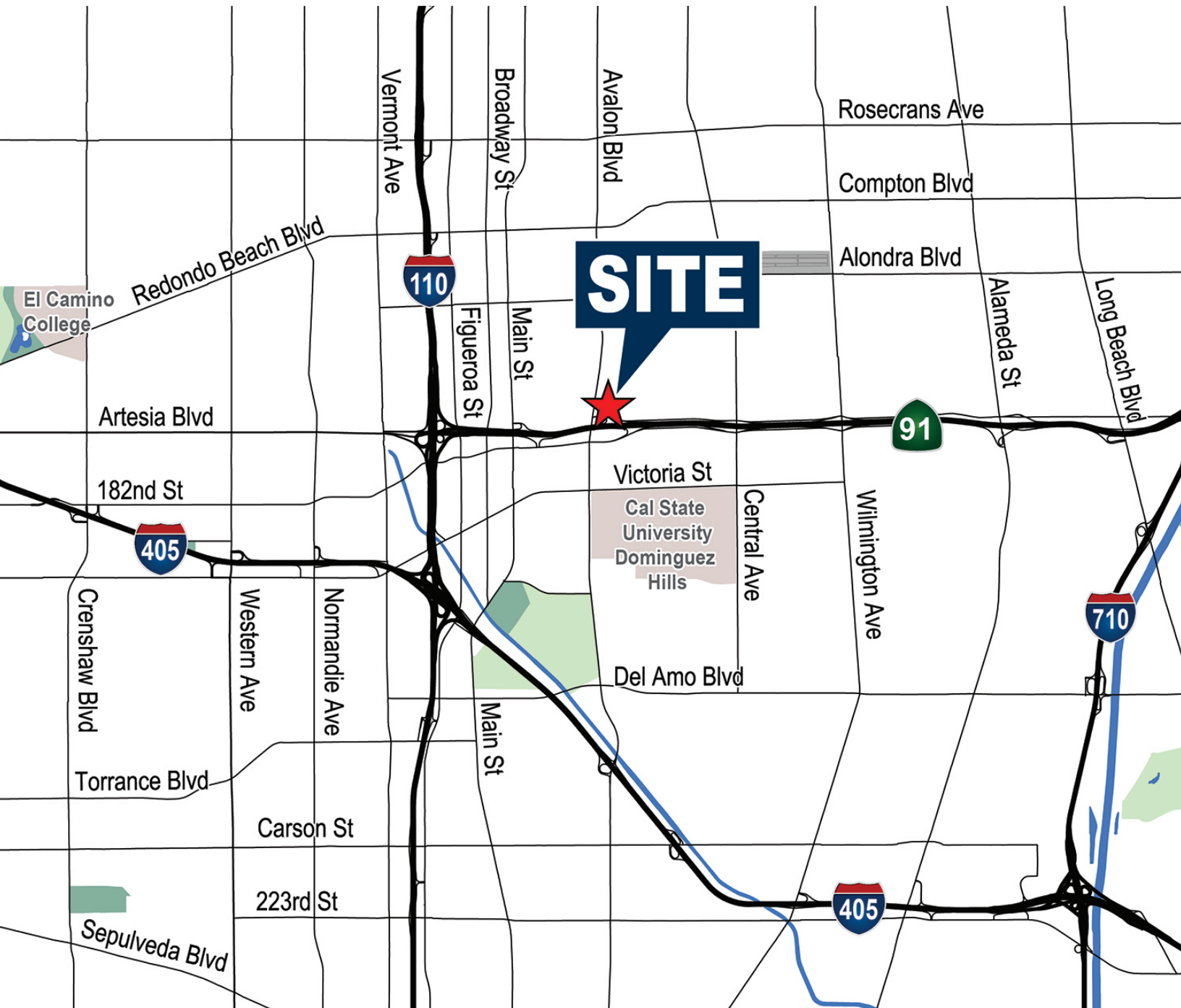
BRIAN MCLOUGHLIN
Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voidco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

For Sale 22,304 SF Industrial Investment

17230 S. Avalon Blvd, Carson, CA 90746



Voit

REAL ESTATE SERVICES

www.voidco.com

DAVID FULTS

Senior Vice President / Partner
Lic. #01242123
323-791-0038
dfults@voidco.com

KEVIN FULTS

Vice President
Lic. #02111820
424-329-7508
kfults@voidco.com

BRIAN MCLOUGHLIN

Senior Vice President / Partner
Lic. #01268410
424.329.7503
bmcloughlin@voidco.com

1025 W. 190th St., Suite 350, Los Angeles, CA 90248 | 424.329.7500 • 424.233.0736 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.