

130 WEST VICTORIA STREET
CARSON (GARDENA PO) CA 90248



58,400 SF INDUSTRIAL BUILDING ON 2.79 ACRES

AVAILABLE FOR SALE AND LEASE

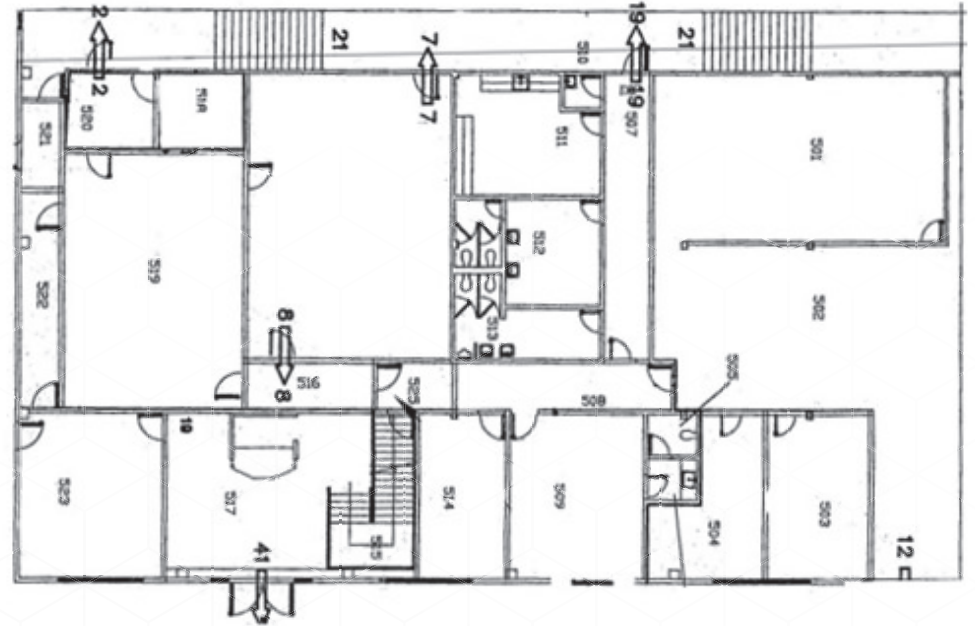
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PROPERTY OVERVIEW

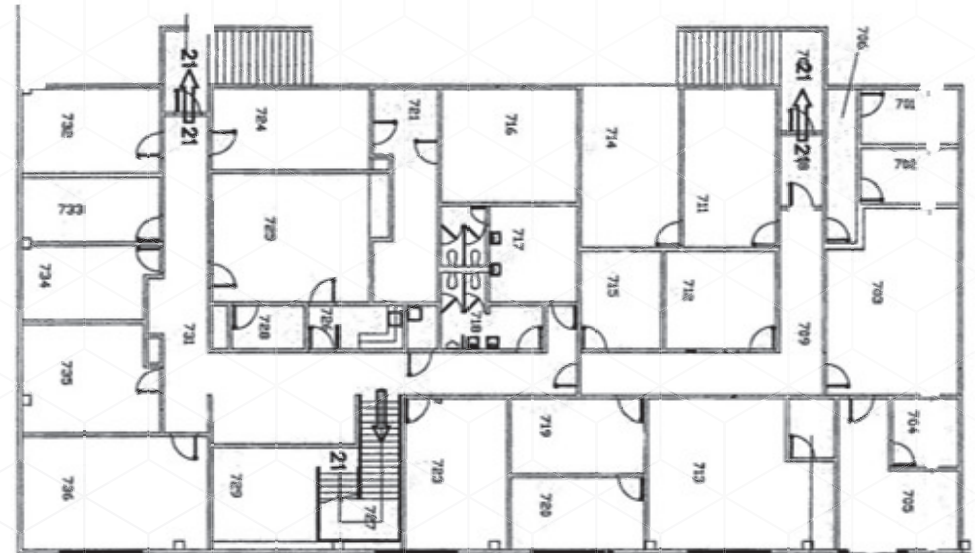
BUILDING SPECS

Sale Price:	\$17,228,000 (\$295 PSF)
Lease Rate:	\$75,920 (\$1.30 PSF) NNN
Operating Expenses:	\$8,760 per month (\$0.15 PSF)
Total Land Size:	121,459 SF (2.79 Ac)
Office Area:	14,400 SF
Warehouse Clearance:	20'
Loading:	10 Ground Level Doors
APN:	7339-012-028
Power:	800 Amps
Year Built:	1962
Zoning:	ML&D
Parking:	138 Spaces
Truck Well:	Possible
Other:	Plans For Self Storage Conversion, Large Fenced Yard

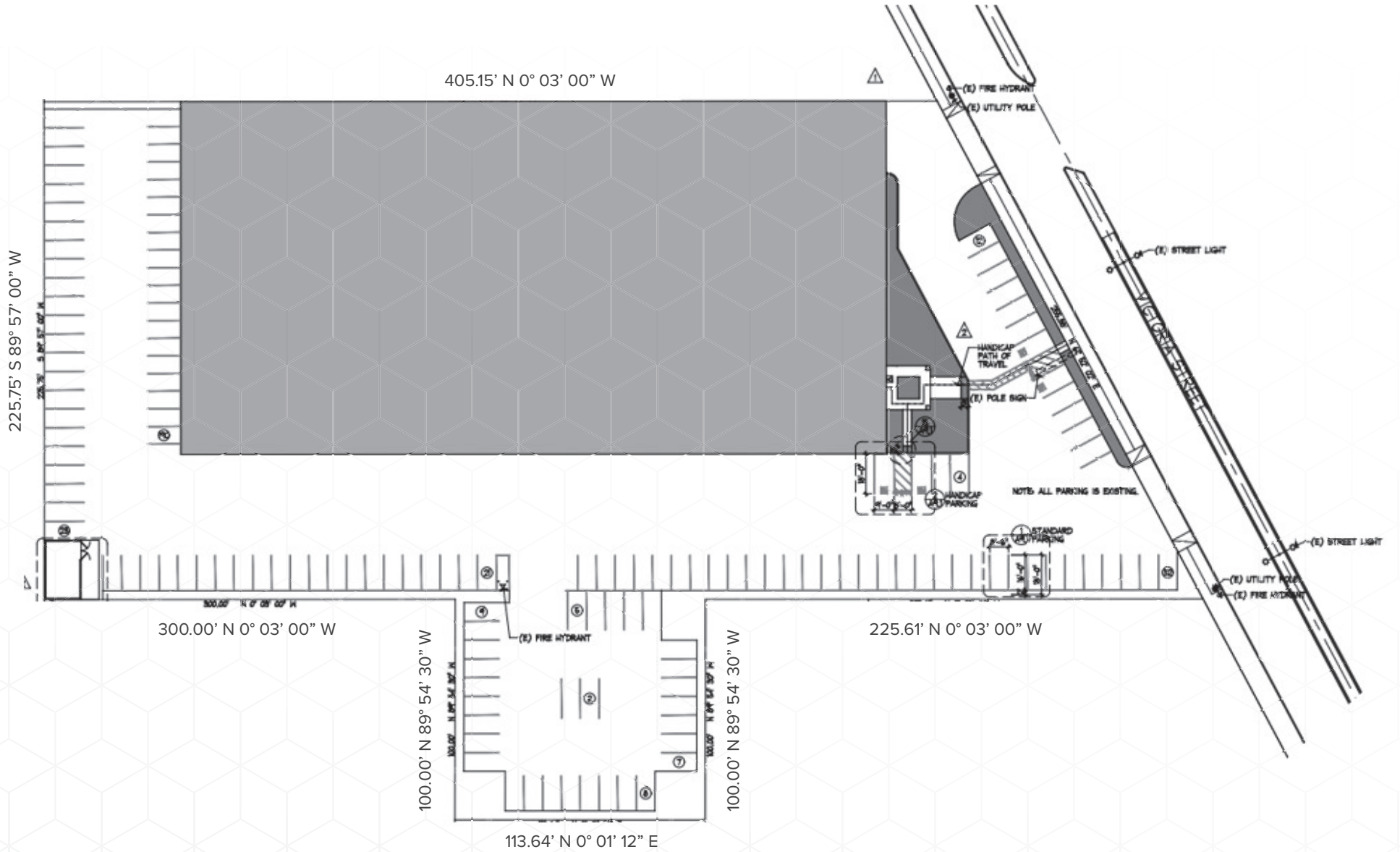
FIRST FLOOR OFFICES



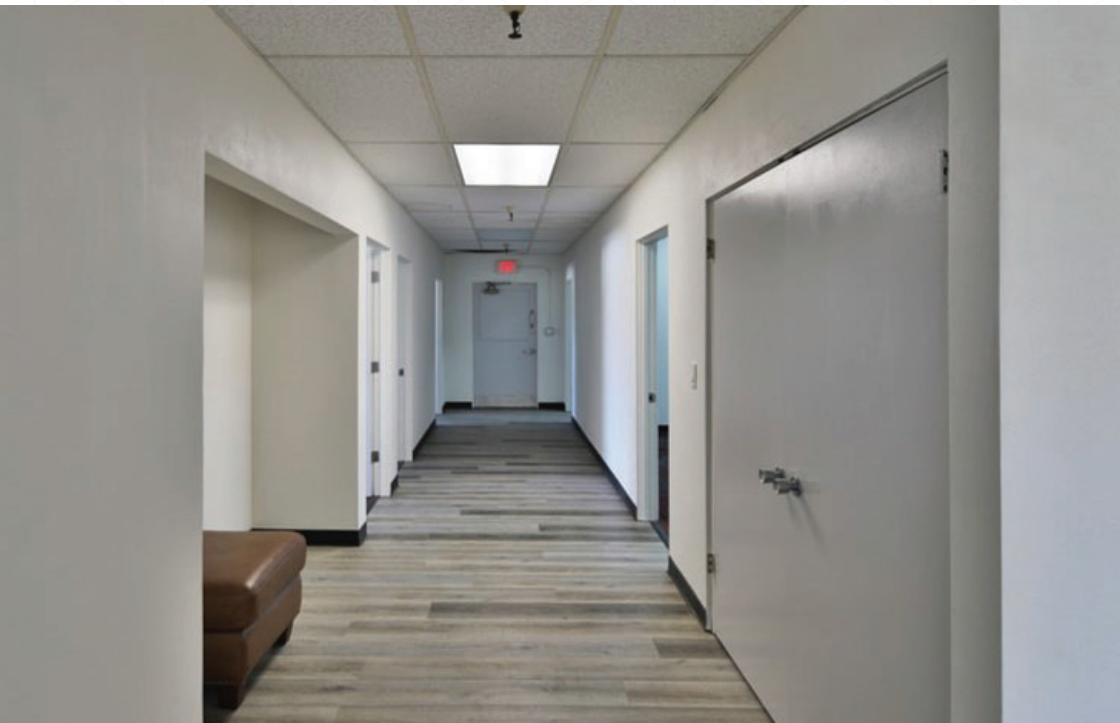
SECOND FLOOR OFFICES



SITE PLAN



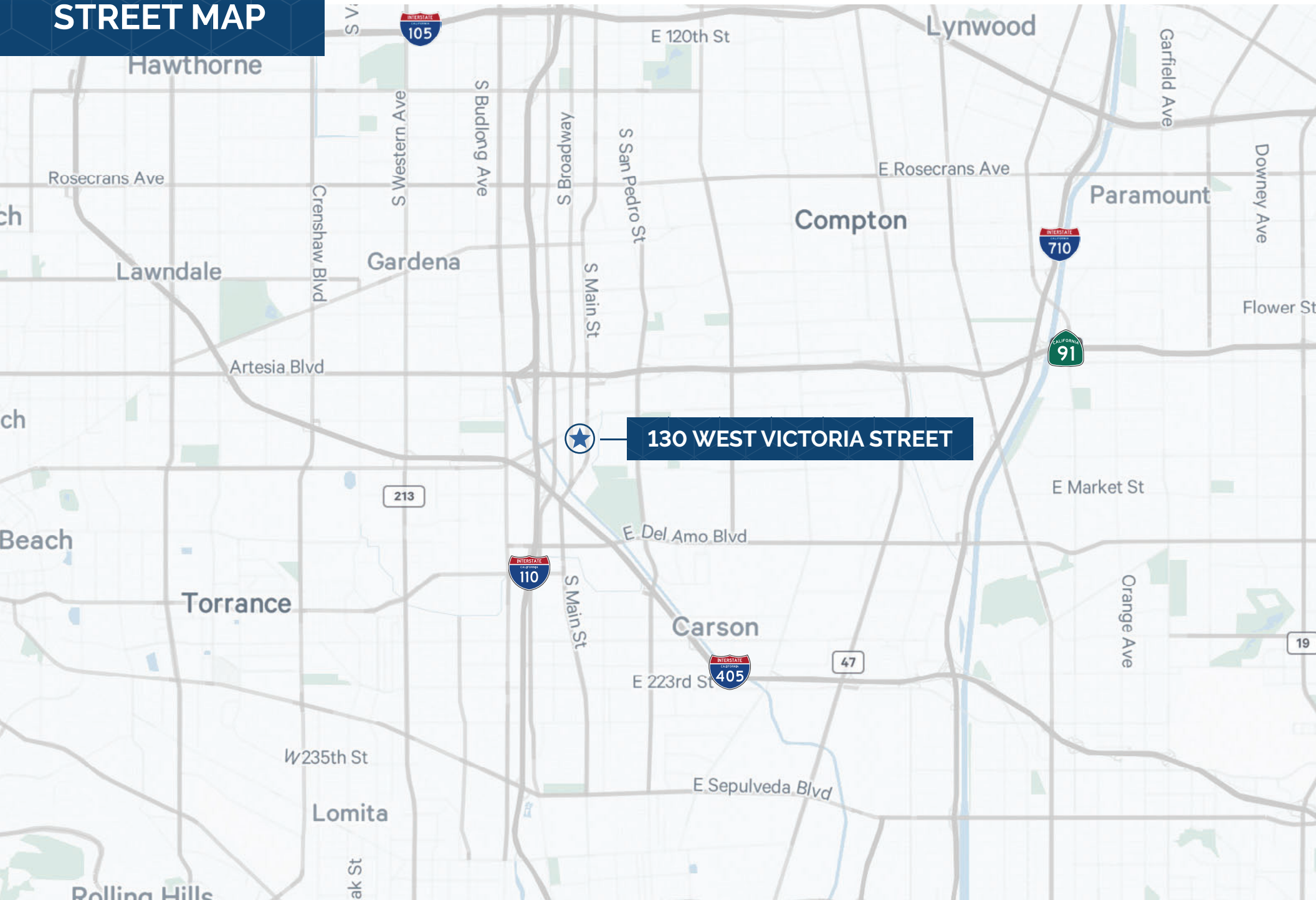
OFFICE PHOTOS



ADDITIONAL PHOTOS

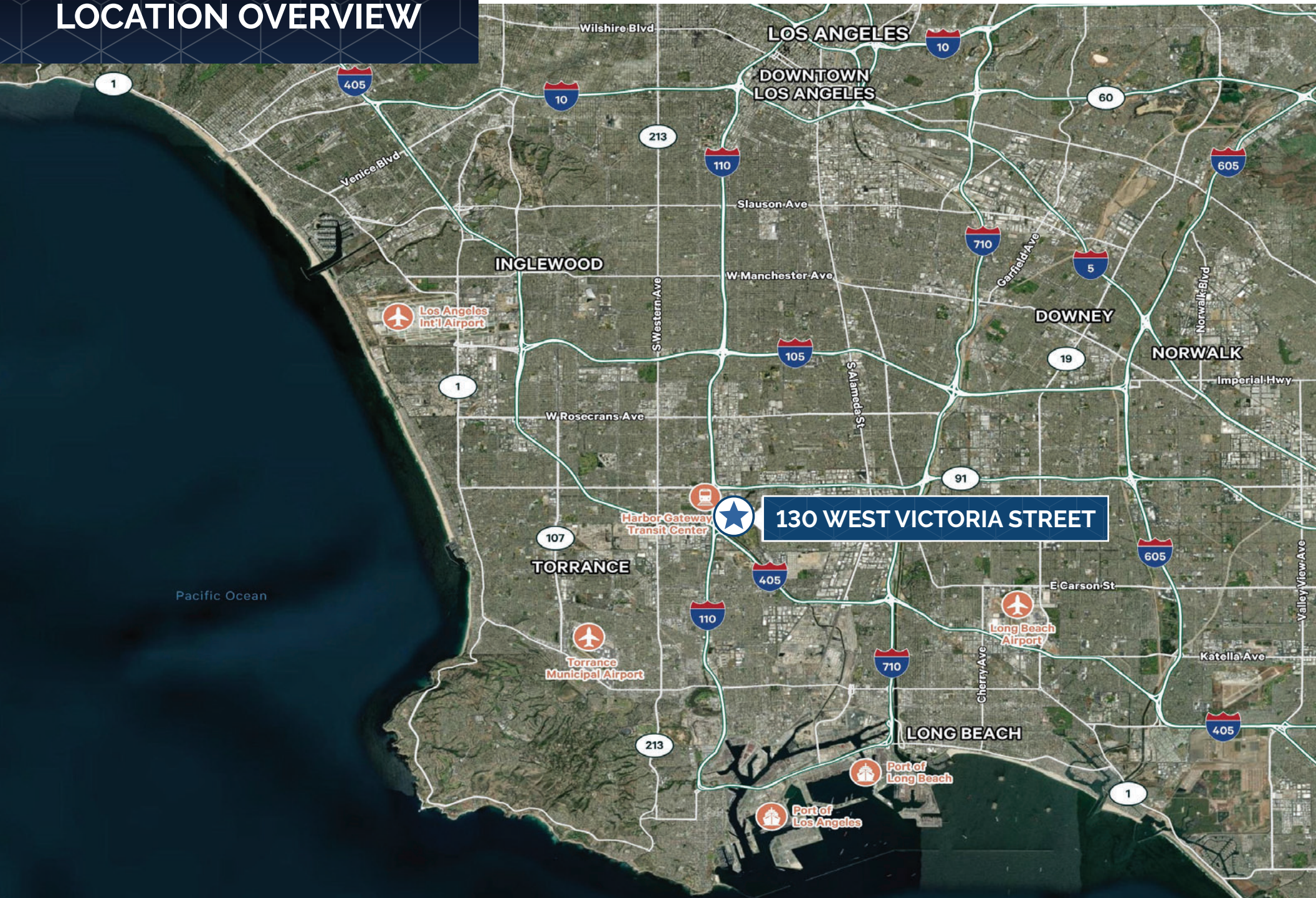


STREET MAP



130 WEST VICTORIA STREET

LOCATION OVERVIEW



AERIAL



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For more information, please contact:

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