



Colliers

For Sale

(Leased Investment)

Asking Sale Price:
\$849,000
(\$353.22 PSF)

Contact us:

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21304 Alameda Street, Carson, CA 90810

Features

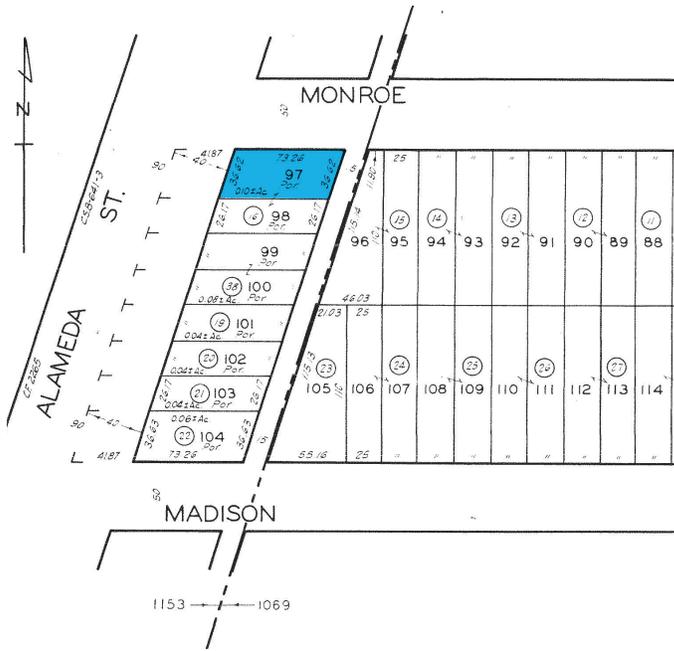
- Cross Streets: Alameda St/E Monroe St
- Building: ± 2,531 SF
- Lot: ± 4,357 SF
- Zoned: CAML&D*
- APN: 7308-018-016
- Location: 405, 710, 110 Freeways
- Location: Close Proximity to World Ports of Los Angeles and Long Beach
- Location: Along the Alameda Corridor
- Location: Good Access to Executive Beach City Living
- Rich Supply of Skilled Labor

Lease Terms:

- Lease Commencement Date: September 15, 2025
- Lease Expiration: October 31, 2028
- Rent: \$3,900.00 Per Month (Annualized \$46,800.00)
- Rental Increase (Year 3): \$4,017.00 Per Month (Annualized \$48,204.00)
- Lease Type: Industrial Gross
- Options to Extend Lease: One (1) Option to Extend for Five (5) Years with Three (3%) Percent Annual Increases
- Use: Furniture Upholstery
- Lessee: Oscar Garcia

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Parcel Map



Road Map



Approximate Distance from Subject Property

	Port of Long Beach	7.4 Miles
	Port of Los Angeles	8.6 Miles
	5 Freeway	14.2Mile
	91 Freeway	2.7 Miles
	605 Freeway	9.2 Miles
	405 Freeway	1.0 Miles
	710 Freeway	1.3 Miles
	Los Angeles International Airport	16.3 Miles
	Downtown Los Angeles	20.4 Miles