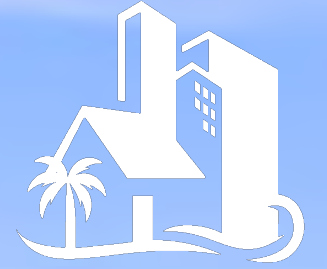


16425 Ishida Ave.  
Carson, CA 90248



SUSAN K.  
SANFORD



**Offer  
Memorandum**

**Prepared By:  
Susan K. Sanford  
#01965277**

**Berkshire Hathaway  
HomeServices CP  
Beverly Hills**

323.646.2422 | [susan@susanksanford.com](mailto:susan@susanksanford.com)

# EXECUTIVE SUMMARY | OFFERED AT \$2,650,000



16425 Ishida in Carson, CA is a premier industrial warehouse or manufacturing facility that any business owner or investor should want to target for their next acquisition. Totaling 8,585 square feet, the building is concrete with a clear height of 16', 400 Amps, 120/208V 3 Phase Power, 2 Drive-in Ground Level Doors and ML&D zoning. The property is maximized by having 1,300 sq. ft. of high-end office space, three bathrooms, 4,579 sq. ft of production area and 2,706 sq. ft. of structured warehouse. The office space comes with a reception area, an open plan bullpen, a conference room, 7 private offices, a CEO's en-suite office, and a large kitchen/break room for employees. The building benefits from a 20,038 sq. ft. lot that sits within an industrial cul-de-sac. The parking ratio is 2.91/1,000 sq. ft. This property is ideal for a variety of uses from flex to warehousing and distribution due to the Carson zoning.

With the ceiling height, ground level side-by-side doors, and proximity to the 91, 110 and other major freeways, Ishida makes for a great warehousing and distribution center. The industrial park has all the characteristics a business needs to thrive, and a new owner can look forward to having either new headquarters or a property that will have a long line of prospective tenants.

16425 Ishida provides a unique chance to acquire a highly sought-after asset in a bustling industrial hub. Whether you're an investor seeking a safe and lucrative investment or an owner user looking to secure a top-tier facility to grow and take your business to new heights, this is the property you need in your portfolio.

**Lease Rate: \$1.75 gross/sq. ft.**

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# PROPERTY PHOTOS | OFFICE SPACE



# PROPERTY PHOTOS | OFFICE SPACE



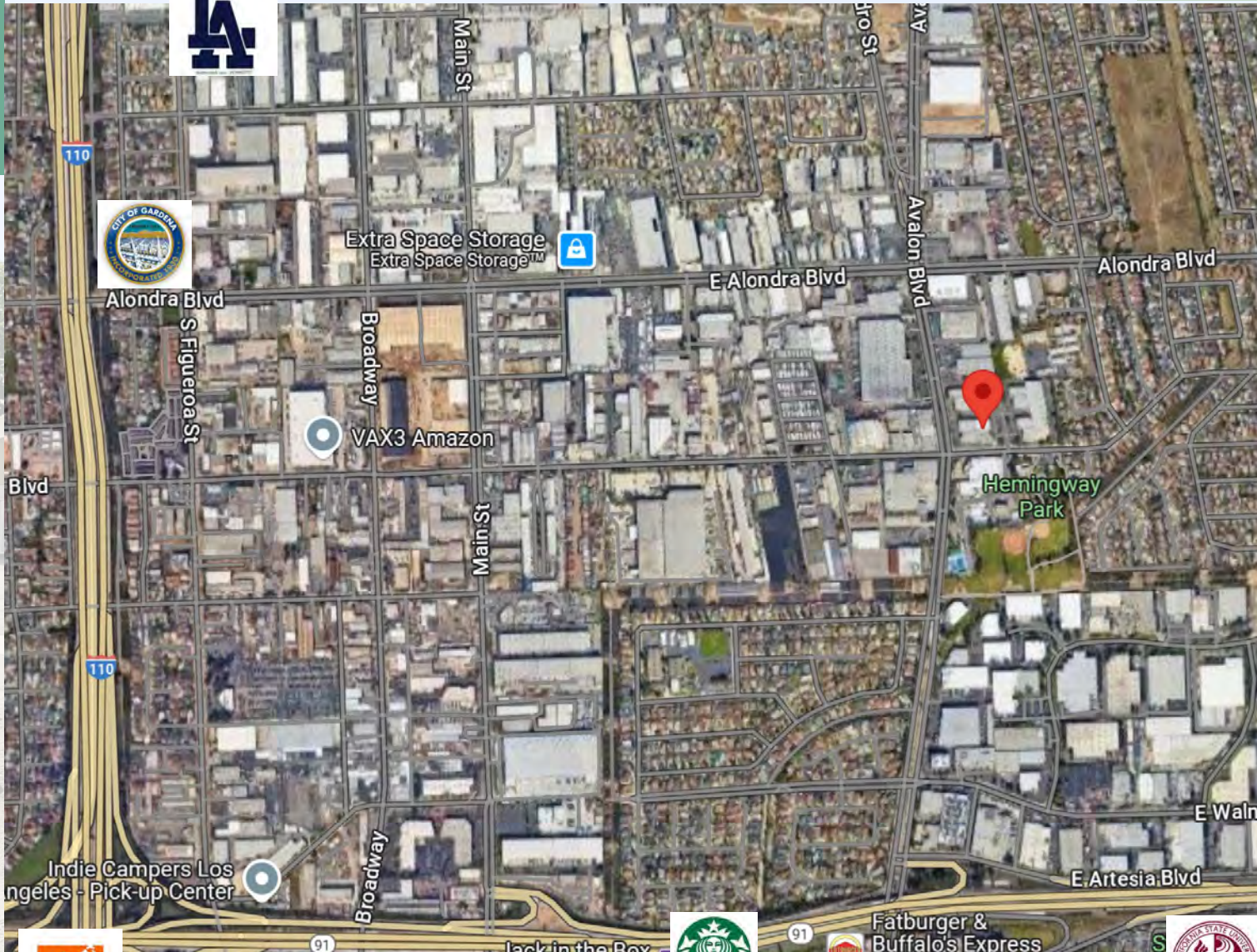
# PROPERTY PHOTOS | WAREHOUSE



# LOCATION | AREA OVERVIEW



Downtown LA (14.2 mi)



Port of Long Beach (15.5 mi)

Port of Los Angeles (14.3 mi)



# LOCATION | AREA OVERVIEW



**Downtown LA (14.2 mi)**

**LAX (14.3 mi)**

**LGB (14 mi)**

**Port of Long Beach (15.5 mi)**

**Port of Los Angeles (14.3 mi)**



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**BERKSHIRE HATHAWAY** HOMESERVICES | CALIFORNIA PROPERTIES

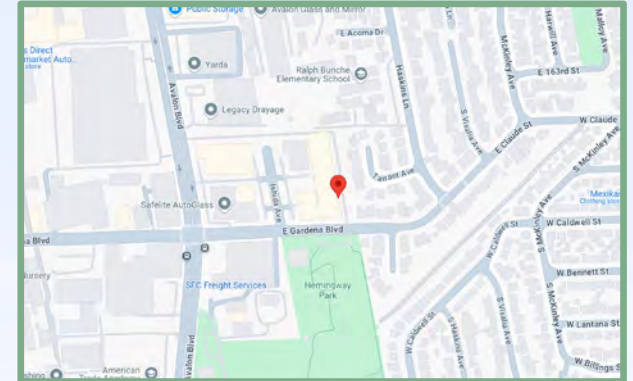
# Sales Comps



**701-717 E. Gardena**  
Gardena, CA 90746

**Price:** \$1,782,000  
**Size:** 6,598  
**Ceiling Ht:** 18'  
**Parking:** 24

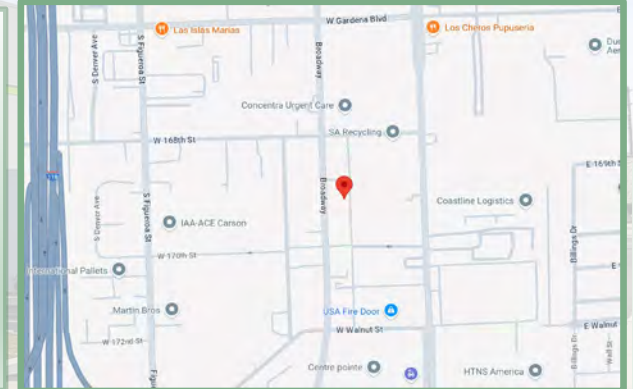
**Space:** 1,300 office  
**Details:** 2 loading doors  
3-Phase Power



**16908 S. Broadway**  
Gardena, CA 90248

**Price:** \$2,999,000  
**Size:** 7,140  
**Ceiling Ht:** 16'  
**Parking:** 16

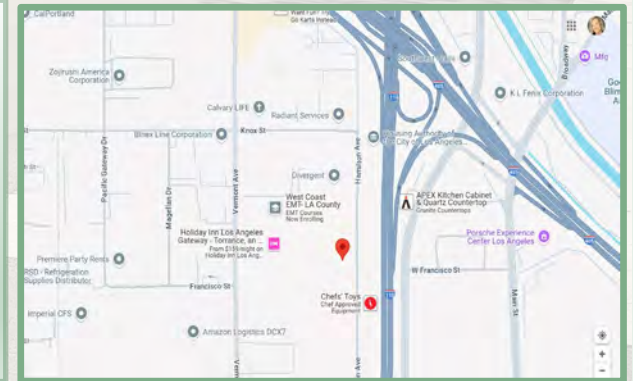
**Metal Construction**  
**Details:** 6 drive-in doors



**19827 Hamilton**  
Torrance, CA 90502

**Price:** \$2,990,000  
**Size:** 6,912  
**Ceiling Ht:** 24'  
**Parking:** 18

**Newer Construction**  
**Details:** Ground level  
loading





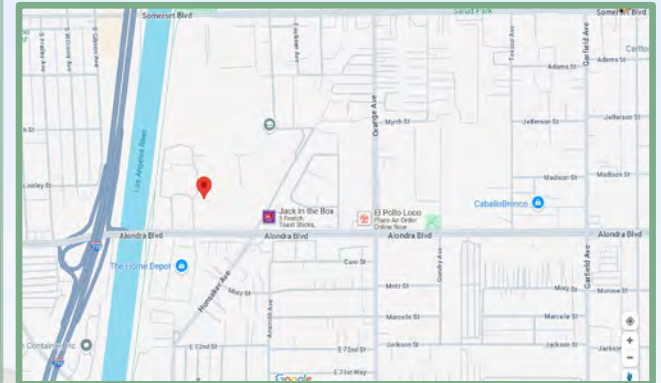
# Sales Comps



**6433 Alondra**  
Paramount, CA 90723

**Price:** \$3,482,700  
**Size:** 9,165  
**Ceiling Ht:** 18'  
**Parking:** 11

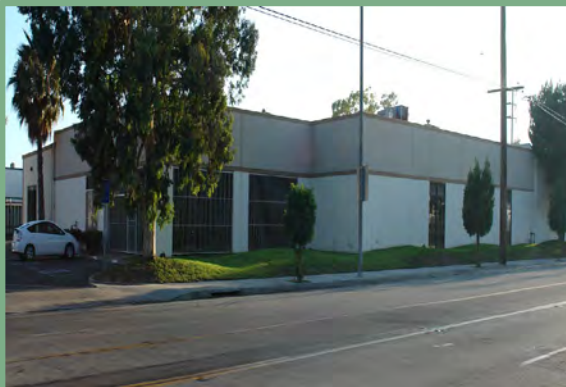
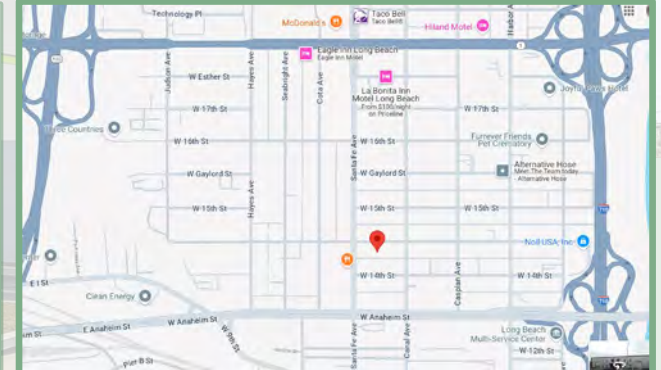
**Space:** 1,200 office  
**Details:** 2 low/high doors  
400/208 Power



**1638 Cowels St.**  
Long Beach, CA 90813

**Price:** \$2,450,000  
**Size:** 8,000  
**Ceiling Ht:** 17'  
**Parking:** 5

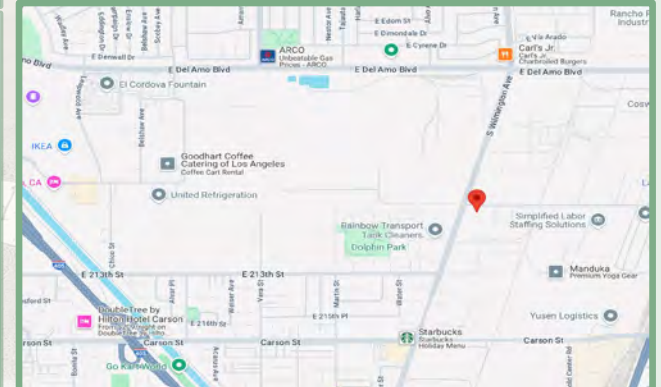
**Space:** 700+ Office  
**Details:** 4 ground doors  
3 phase, 240v



**1902 E. Dominguez St.**  
Carson, CA 90810

**Price:** \$5,100,000  
**Size:** 14,378  
**Ceiling Ht:** 16'  
**Parking:** 34

**Newer Construction**  
**Details:** 2 ground doors  
3 phase, 480v





# Broker Bio | Susan K. Sanford | SK Real Estate, Inc.



Susan brings over 30 years of marketing, media and sales experience to the world of real estate. Her expertise with helping clients through the process of buying and selling in the corporate world made her transition seamless to residential real estate consultation. She has found that her love of sales is much more about the social interaction – getting to know clients better and helping them fulfill needs – than the business elements. That said, her years of transactional expertise help to create a high-quality, professional experience that reduces stress, produces satisfaction, and guides people through life changes!

Susan graduated from Northern Arizona University with a B.S. in Business Administration - emphasis Marketing. Her first job in the advertising industry was working for Jerry Della Femina - famous for marketing difficult products. Prior to becoming a Realtor, she spent the rest of her marketing career working as a sales director for media companies such as Viacom (MTV Networks, Nickelodeon, Paramount and CBS), Time, Inc. (People, Sunset, Fortune, etc.), The Los Angeles Times and Harvard Business Review. Her negotiating skills are top notch and she has an innate understanding pricing.

The move from Phoenix to Los Angeles felt temporary until she reared her children in the city. She is now a true Angeleno and has found joy in becoming an advocate for her community and volunteering at local non-profits.

As an experienced real estate investor, Susan has bought and sold multiple properties for herself and has a great understanding of what it is like for a person to either buy or sell. Her sales in the last 10 years total over \$85,000,000 in listings/purchases. Her keen eye for lease options has benefited many clients. She excels in vacant land sales.

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