

# WILMINGTON INDUSTRIAL PARK

INDUSTRIAL UNITS

FOR LEASE

830 & 846 WATSON AVE | 831 & 845 MAHAR AVE | WILMINGTON, CA 90744



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MAX P. EDDY**  
Sr. Associate | DRE # 02163858  
meddy@leelalb.com  
562.354.2538

**GARRETT MASSARO** SIOR  
Principal | DRE # 01771471  
gmassaro@leelalb.com  
562.354.2516

**BRANDON CARRILLO**  
Principal | DRE # 01745362  
bcarrillo@leelalb.com  
562.354.2510

**LEE & ASSOCIATES**  
**LOS ANGELES - LONG BEACH INC.**  
DRE # 01069854  
5000 E Spring St, Suite 600,  
Long Beach, 90815







## PROPERTY OVERVIEW

830 & 846 Watson Ave and 831 & 845 Mahar Ave are ideally situated in Wilmington, CA, offering immediate access to the I-710, I-110, and I-405 freeways.

The project sits within close proximity to the Ports of Los Angeles and Long Beach, making it an ideal location for small-bay industrial users looking to capitalize on one of the most infill, port-adjacent submarkets in the greater Los Angeles area.

The available units range from 1,772 to 2,529 SF and feature clean, refurbished industrial space within a professionally managed industrial park.

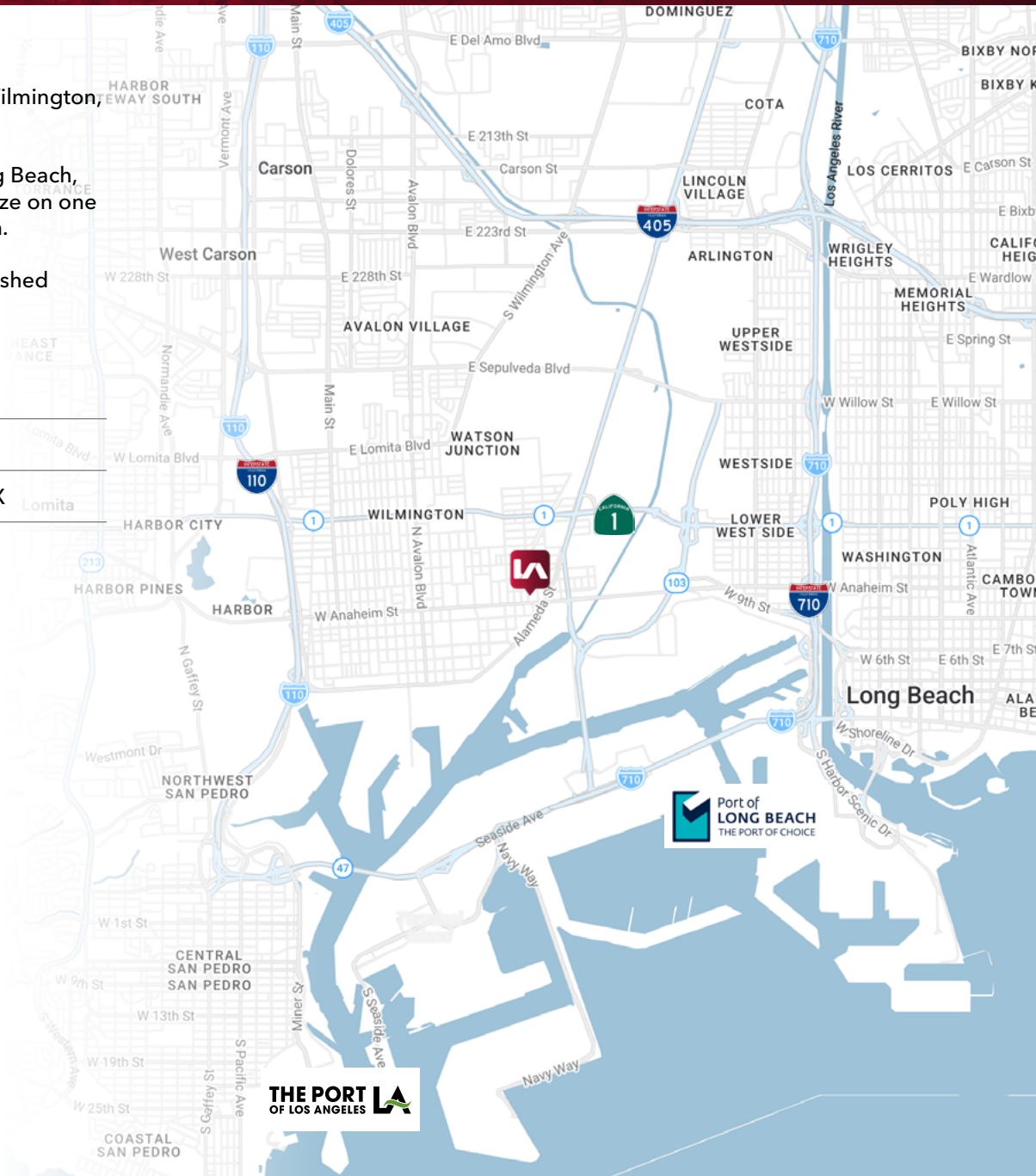
## PRICING SUMMARY

|                 |                                            |
|-----------------|--------------------------------------------|
| Space Available | ±1,772 - ±2,529 SF                         |
| Lease Rate      | \$0.75/SF - \$0.80/SF NNN + \$0.50/SF OPEX |

## PROPERTY HIGHLIGHTS

- ±1,772 - ±2,529 SF Industrial Units Available
- Clean & Refurbished Industrial Units
- Professionally Managed Industrial Park
- Secured and Gated Parking Lot
- Adjacent to the Los Angeles and Long Beach Ports
- Close Access to Downtown Long Beach Amenities
- Each Unit is Individually Metered for Electricity
- Water, Trash & Landscaping Included in the Operating Expenses
- 3-D Matterport Virtual Tour Available
- Zoning: LAMR2, Restricted Light Industrial Zone, City of Los Angeles

[Click Here for Allowable Uses](#)





## 846 WATSON AVE

### UNIT D

|                 |                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SIZE</b>     | 1,772 SF                                                                                                                                                                           |
| <b>RATE</b>     | \$1.30/SF Total (\$2,303.60/Month)                                                                                                                                                 |
| <b>FEATURES</b> | <ul style="list-style-type: none"> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse</li> <li>• 150 Amps, 3 Phase, 240 V Power</li> </ul> |

#### 3D TOUR

[CLICK HERE](#) 



## 830 WATSON AVE

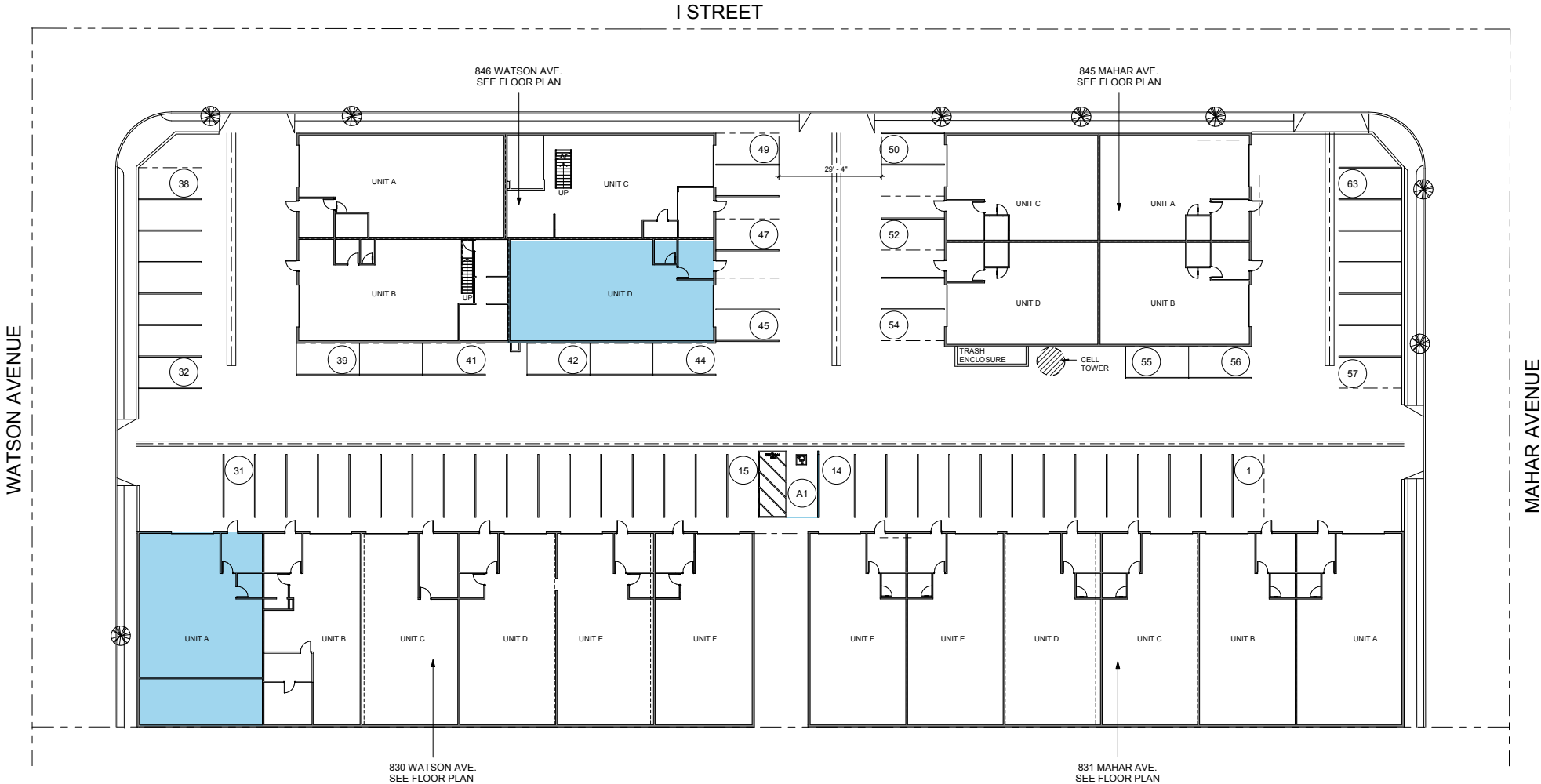
### UNIT A

|                 |                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SIZE</b>     | 2,529 SF                                                                                                                                                                                                               |
| <b>RATE</b>     | \$1.25/SF Total (\$3,161.25/Month)                                                                                                                                                                                     |
| <b>FEATURES</b> | <ul style="list-style-type: none"> <li>• Available Now</li> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse, Mezzanine</li> <li>• 100 Amps, 3 Phase, 240 V Power</li> </ul> |

#### 3D TOUR

[CLICK HERE](#) 





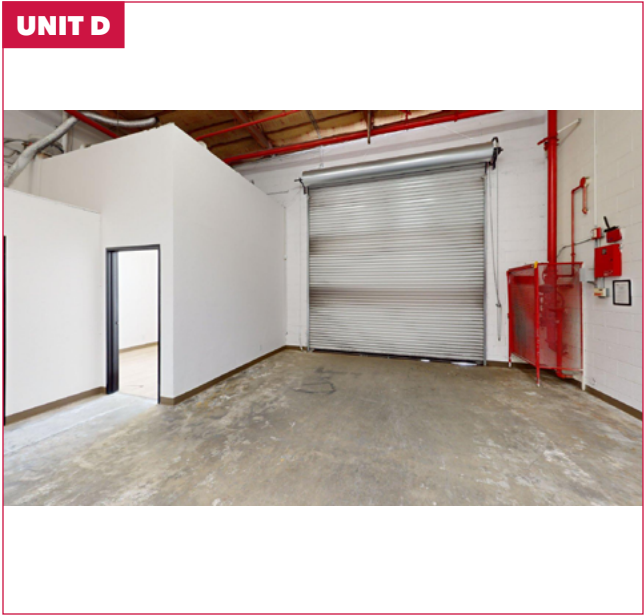
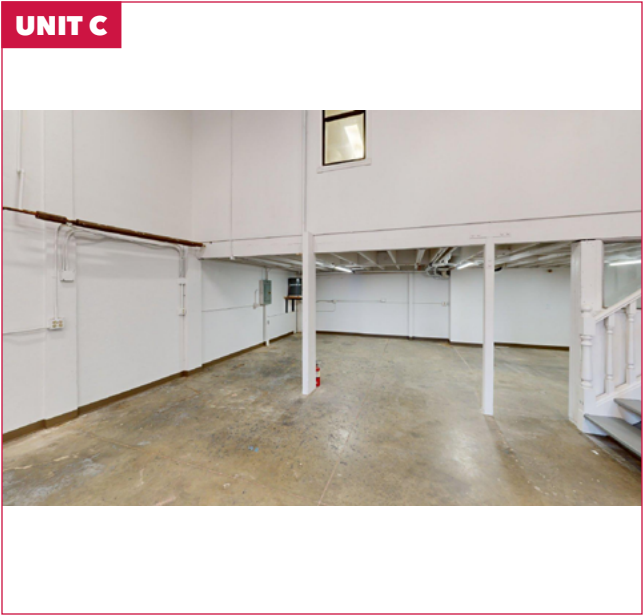
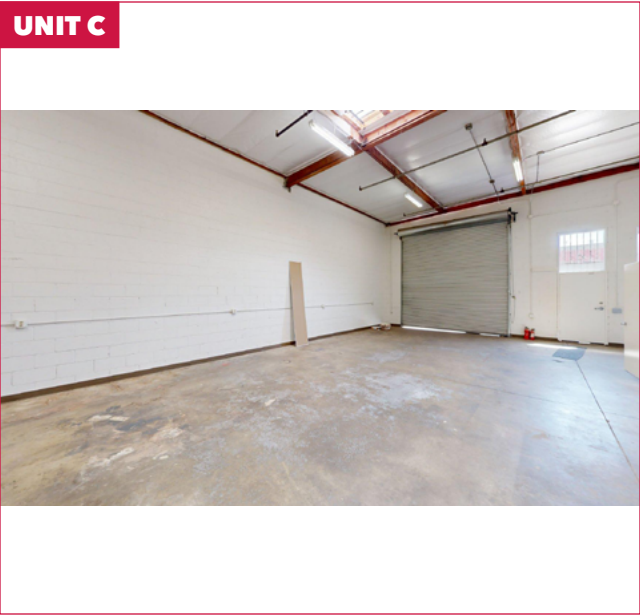
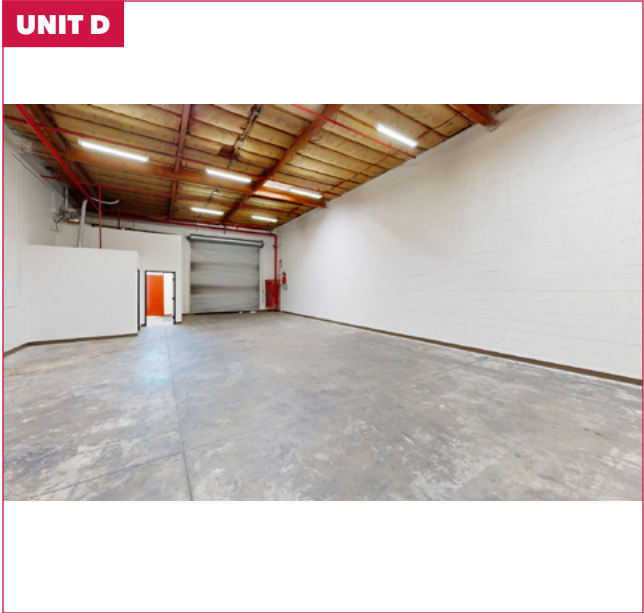
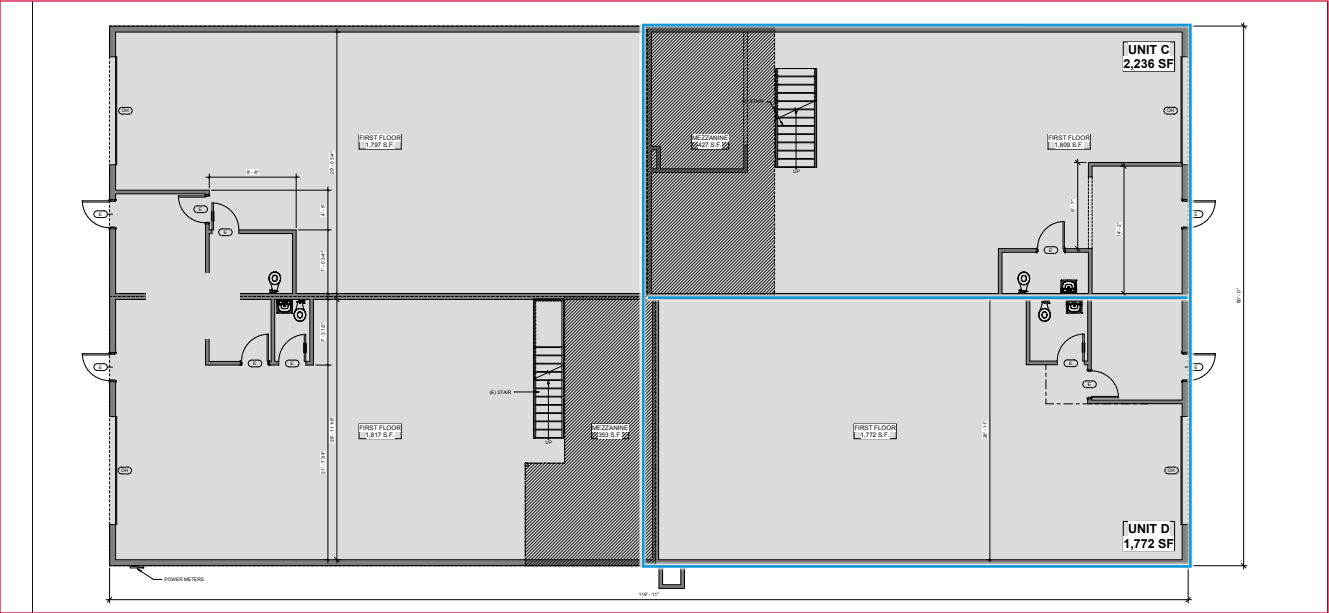
WILMINGTON INDUSTRIAL PARK

|            | GROUND FLOOR | MEZZANINE | TOTAL     |
|------------|--------------|-----------|-----------|
| 830 WATSON | 9,885 SF     | 511 SF    | 10,396 SF |
| 831 WATSON | 9,550 SF     | -         | 9,550 SF  |
| 846 WATSON | 7,195 SF     | 780 SF    | 7,975 SF  |
| 845 MAHAR  | 5,358 SF     | -         | 5,358 SF  |

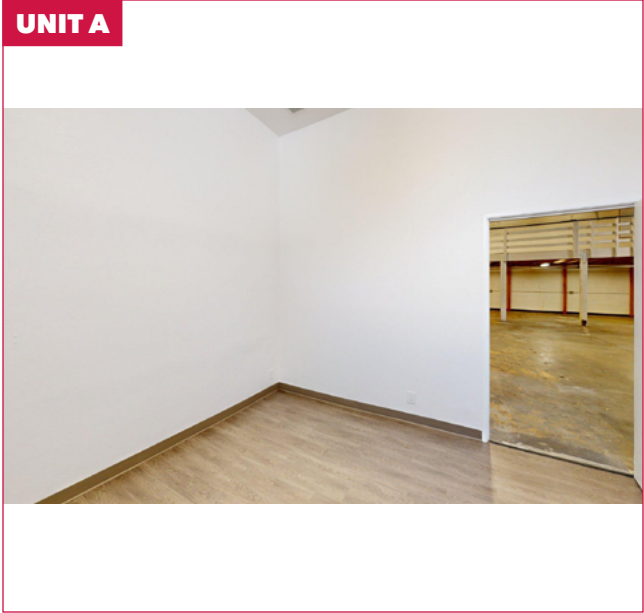
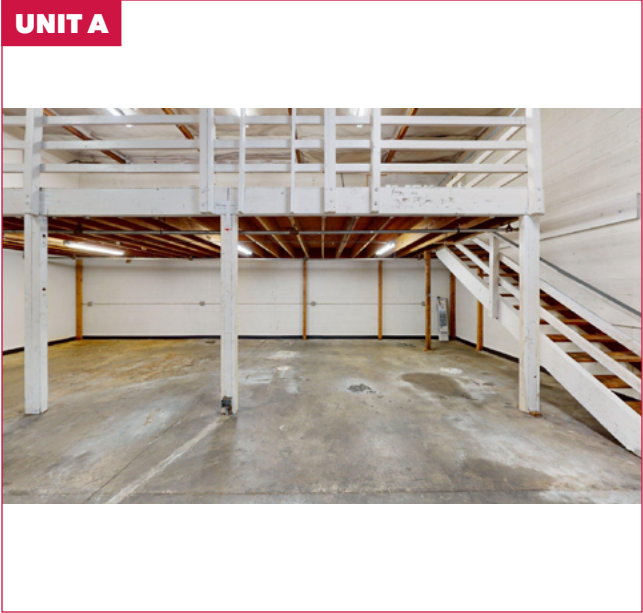
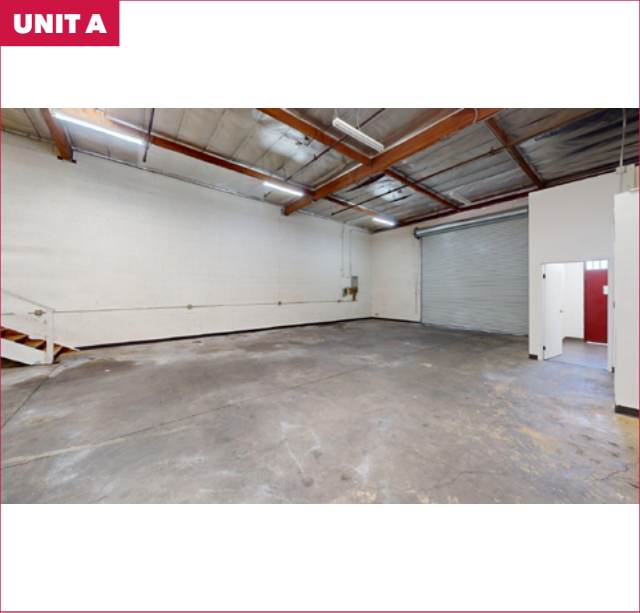
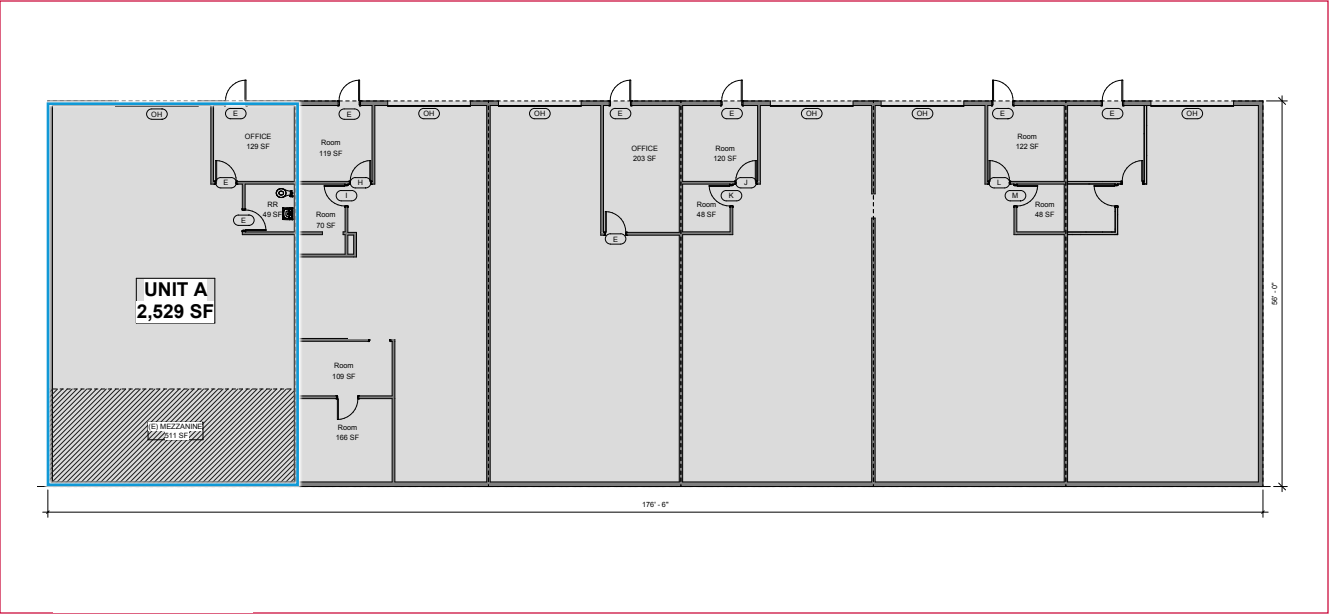
NOTE:  
ALL MEASUREMENTS BASED ON BOMA STANDARDS

 = AVAILABLE

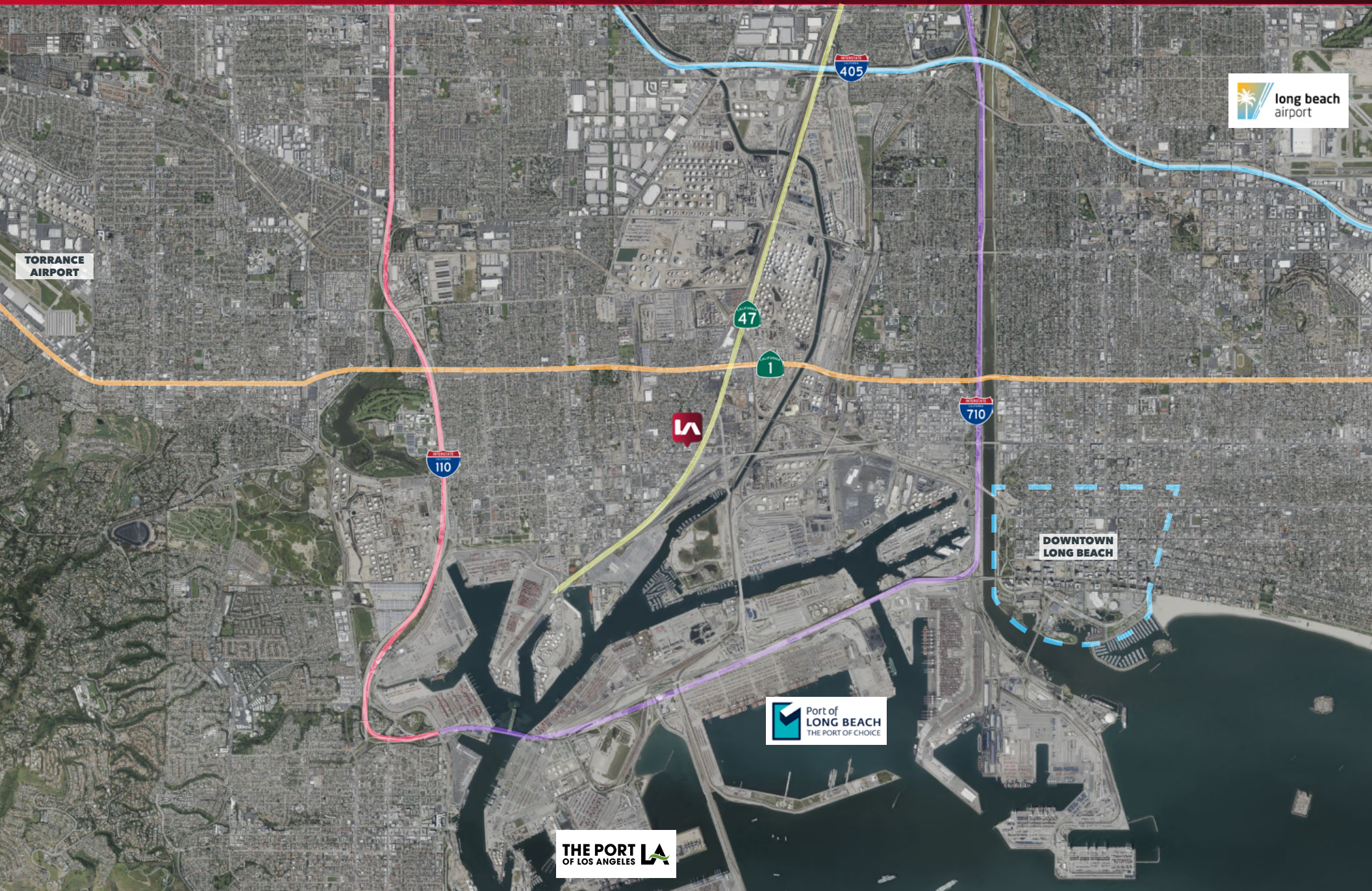














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