



Colliers

For Sale

Asking Sale Price:

\$1,694,700 (\$315 PSF)
Reduced From \$1,850,000

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1705-1711 E Mauretania Street, Wilmington, CA 90744

Features

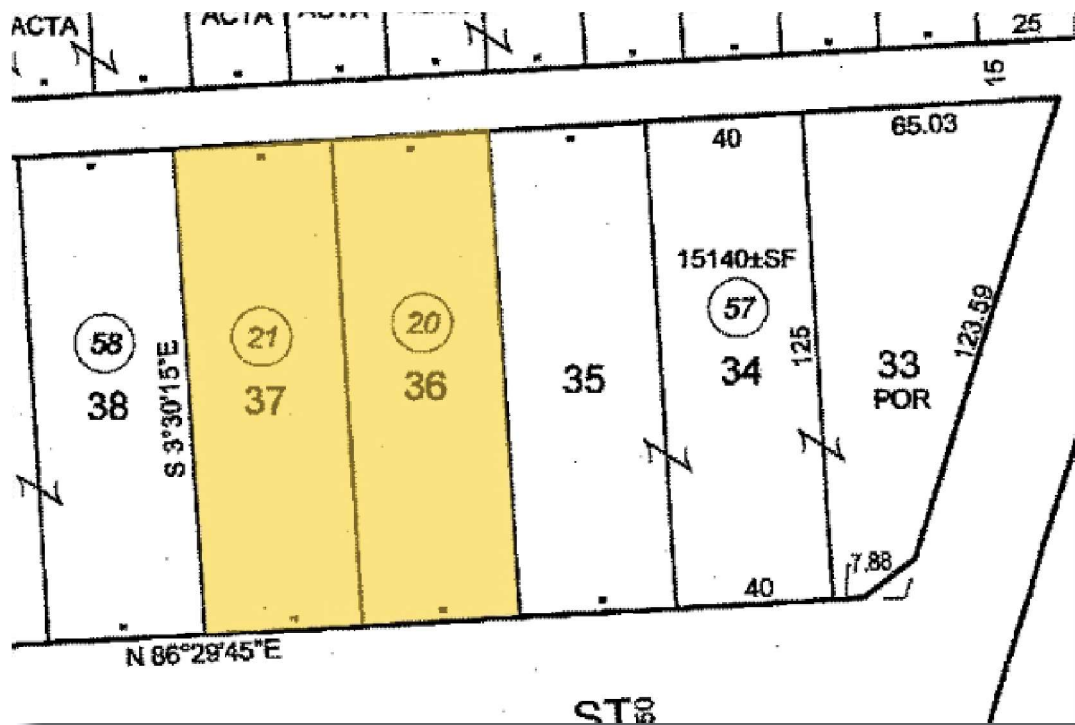
- » Cross Streets: Coil Ave/Alameda St
- » Building: ± 5,380 SF (Potential Multi-Tenant - 2 Units)
- » Can Be Used As 1 or 2 Unit Building
- » Plus Bonus Space: ± 763 SF Container Shed with Lights and Power
- » Lot: ± 10,003 SF (± 0.23 Acres)
- » Yard: Highly Secure with Wrought Iron Fenced Paved Yard
- » Restrooms: 1
- » Loading: 4 Ground Level
- » Clearance: ± 15'
- » Power: ± 200 Amps 240 Volts 3 Phase 4 Wire
- » Parking: ± 8
- » Zoning: MR2
- » APN: 7425-025-020;021
- » Location: Near World Ports of Los Angeles and Long Beach
- » Location: 110, 710, 405 Freeways
- » Location: Close to Pacific Coast Highway and Alameda St (Alameda Corridor)
- » Existing Tenant: One Tenant Leased Entire Building
- » Monthly Rental Income: \$8,580.00 Industrial Gross
- » Rental Increases: 3% Annual
- » Lease Expires April 30, 2027
- » Asking Sale Price: \$1,694,700 (\$315.00 PSF) Reduced From \$1,850,000.00 (\$373.86 PSF)

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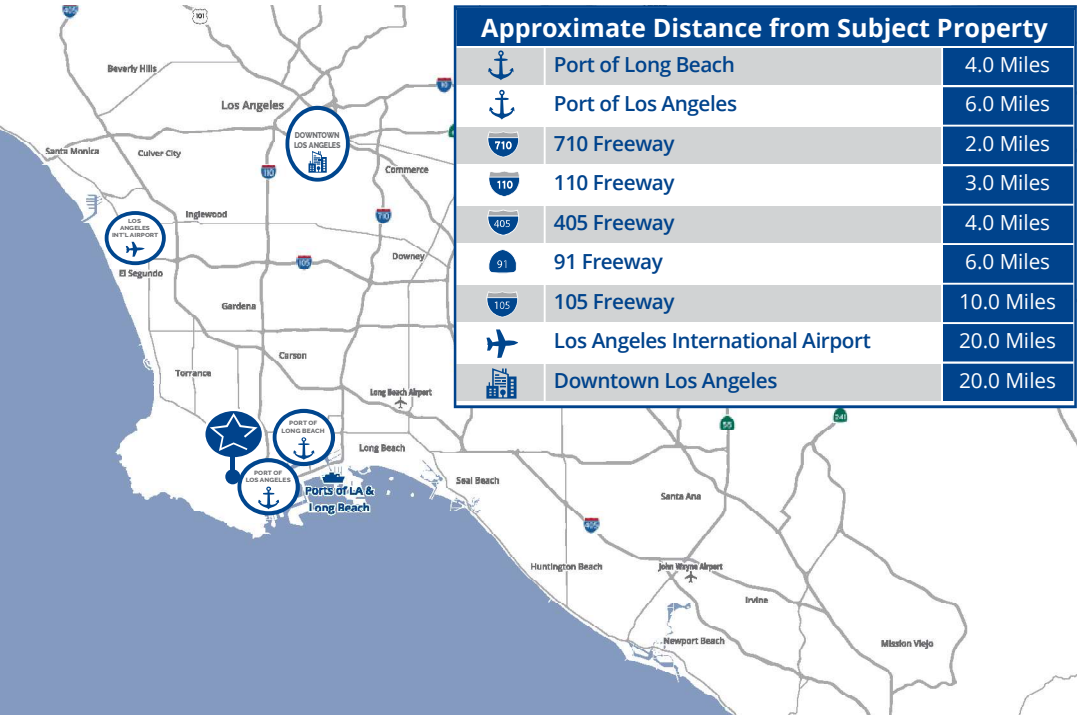
Accelerating success.

Location

Parcel Map



Road Map



Location

Photos

