



For Sale

Asking Sale Price:

\$1,590,000

(\$295.54 PSF)

Reduced from

\$1,850,000 (\$343.67 PSF)

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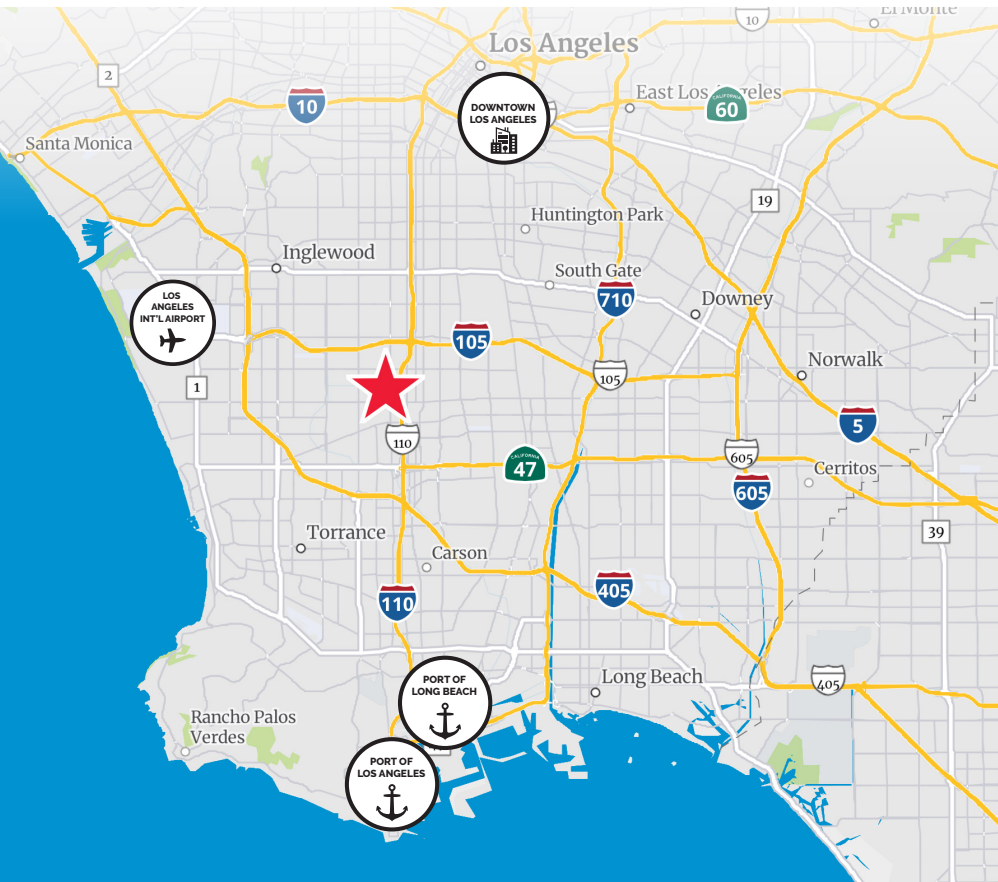
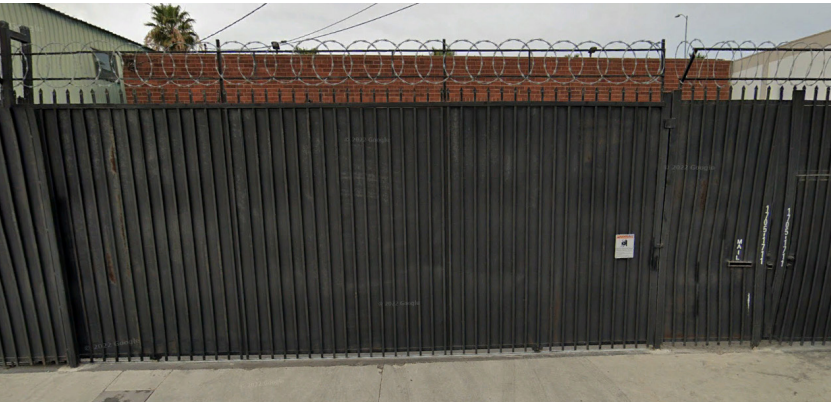
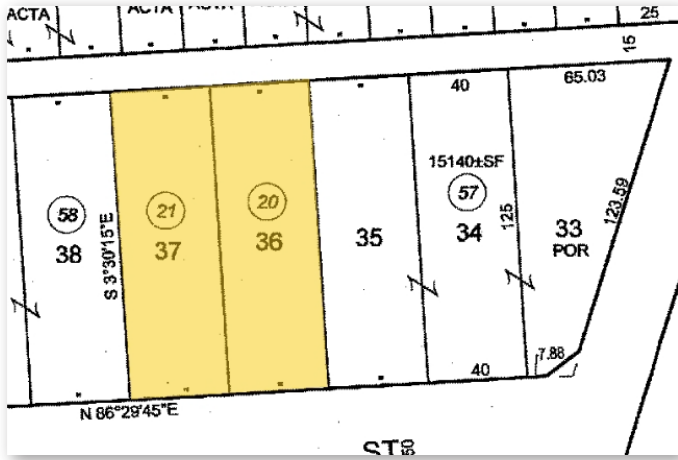
1705-1711 E Mauretania Street, Wilmington, CA 90744

Features

- Cross Streets: Coil Ave/Alameda St
- Building: ± 5,380 SF (Potential Multi-Tenant - 2 Units)
- 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: \$8,923.00 Industrial Gross
- Lease Expires February 28, 2027
- Option to Extend: 1 Option to Extend for 3 Years at FMV with 4% increase in yrs 2 & 3 of the option period
- Lease Form: Standard Industrial/Commercial Single-Tenant Lease - Gross

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Parcel Map



Road Map

Approximate Distance from Subject Property		
	Port of Long Beach	4.0 Miles
	Port of Los Angeles	6.0 Miles
	5 Freeway	2.0 Miles
	91 Freeway	3.0 Miles
	605 Freeway	4.0 Miles
	405 Freeway	6.0 Miles
	710 Freeway	10.0 Miles
	Los Angeles International Airport	20.0 Miles
	Downtown Los Angeles	20.0 Miles