



FOR LEASE

±1,365 – ±2,529 SF  
Industrial Suites Available

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



Broker bonus of \$1.50 PSF. First six (6) months are rent-free with a three-year lease minimum. Tenants cover operating expenses.

**ALEX MATAR**  
949.557.5069  
[alex.matar@kidder.com](mailto:alex.matar@kidder.com)  
LIC N° 01990417

**ERIC TSE**  
949.557.5018  
[eric.tse@kidder.com](mailto:eric.tse@kidder.com)  
LIC N° 01476614

**Kidder  
Mathews**

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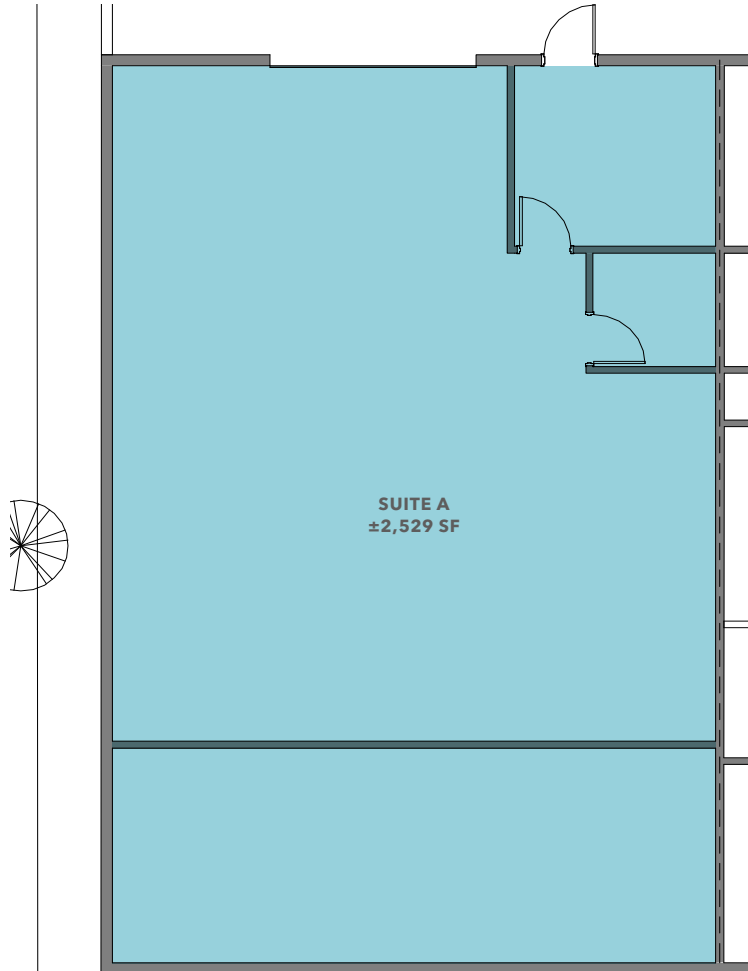
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**FOR LEASE**

# 830 Watson Ave, Suite A

WILMINGTON, CA 90744

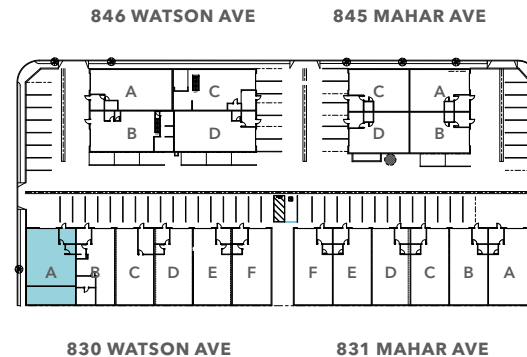
## Floor Plan



BROKER BONUS OF \$1.50 PSF

FIRST SIX (6) MONTHS OF THE LEASE WILL BE FREE  
WITH A THREE-YEAR LEASE MINIMUM TERM

TENANT IS RESPONSIBLE FOR THE  
OPERATING EXPENSES



**\$1.45 NNN**

ASKING RATE

**AVAILABLE** upon 30 days notice

**±2,529 SF** industrial suite

**CLOSE PROXIMITY** to Port of Los Angeles and Port of Long Beach

**15'** clear height

**SECURED** and fenced yard

**CONCRETE** yard

**MR-2** zoning

**1** restroom

**MULTIPLE** street access

**CLOSE FREEWAY ACCESS** to I-710, I-110, and I-405

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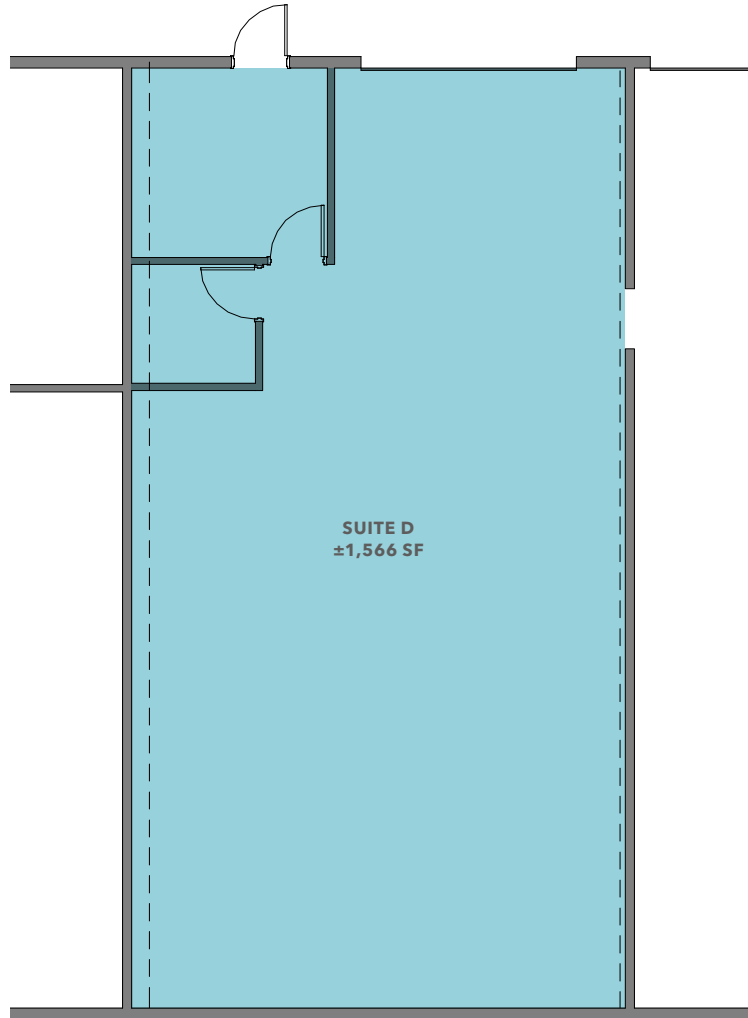


**FOR LEASE**

# 830 Watson Ave, Suite D

WILMINGTON, CA 90744

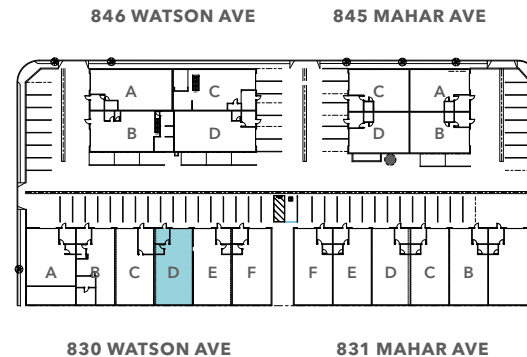
## Floor Plan



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TENANT IS RESPONSIBLE FOR THE OPERATING EXPENSES



# \$1.45 NNN

ASKING RATE

**AVAILABLE** immediately

**±1,566 SF** industrial suite

**CLOSE PROXIMITY** to Port of Los Angeles and Port of Long Beach

**15'** clear height

**SECURED** and fenced yard

**CONCRETE** yard

**MR-2** zoning

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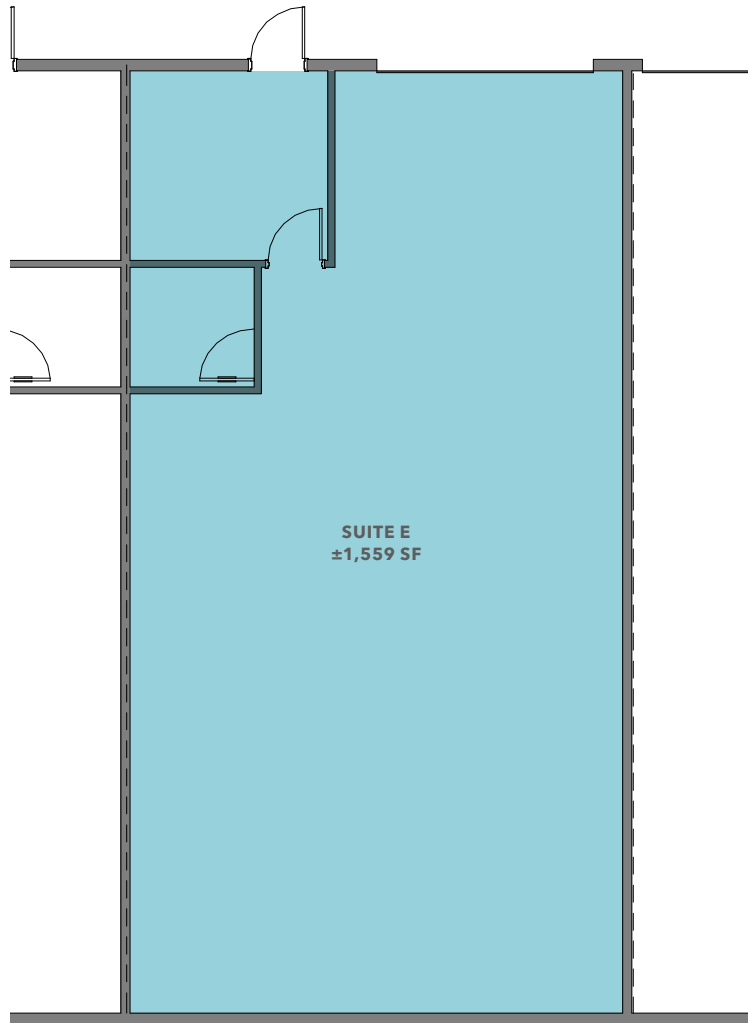


**FOR LEASE**

# 831 Mahar Ave, Suite E

WILMINGTON, CA 90744

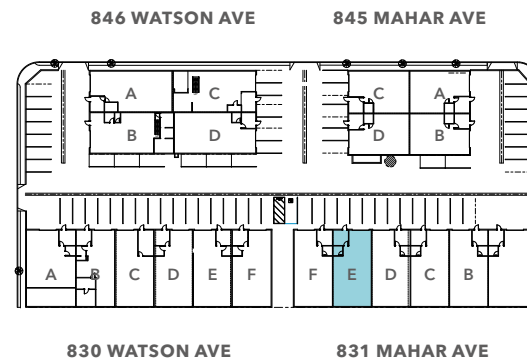
## Floor Plan



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**\$1.45 NNN**

ASKING RATE

**AVAILABLE** immediately

**±1,559 SF** industrial suite

**CLOSE PROXIMITY** to Port of Los Angeles and Port of Long Beach

**15'** clear height

**SECURED** and fenced yard

**CONCRETE** yard

**MR-2** zoning

**1** restroom

**MULTIPLE** street access

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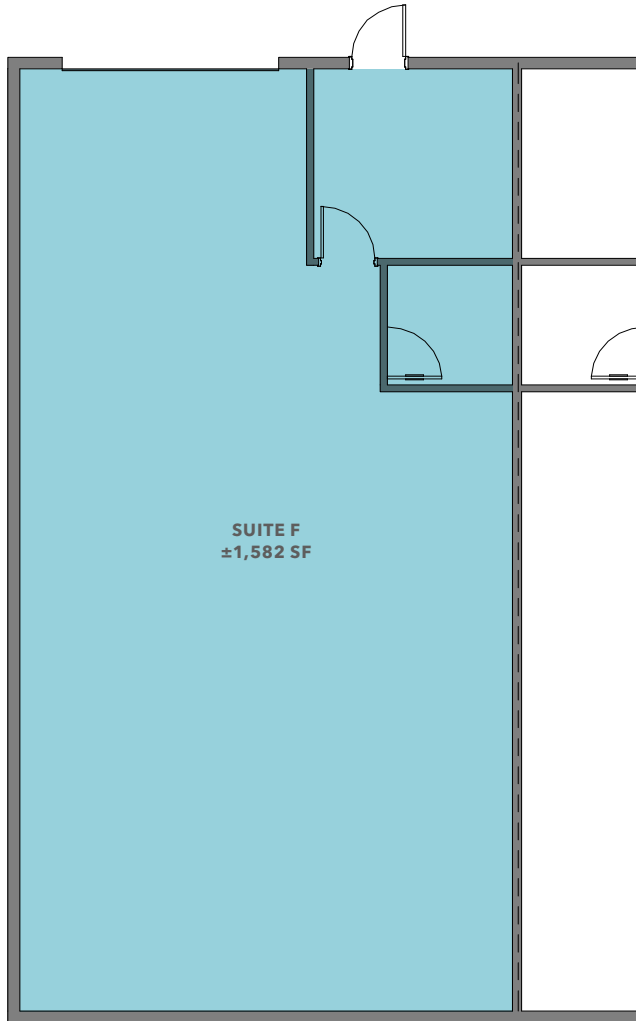


**FOR LEASE**

# 831 Mahar Ave, Suite F

WILMINGTON, CA 90744

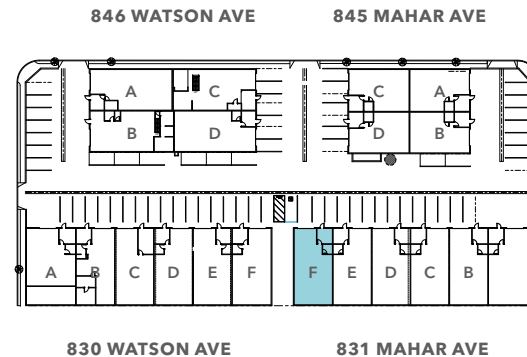
## Floor Plan



BROKER BONUS OF \$1.50 PSF

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**\$1.45 NNN**

ASKING RATE

**AVAILABLE** July 1, 2024

**±1,582 SF** industrial suite

**CLOSE PROXIMITY** to Port of Los Angeles and Port of Long Beach

**15'** clear height

**SECURED** and fenced yard

**CONCRETE** yard

**MR-2** zoning

**1** restroom

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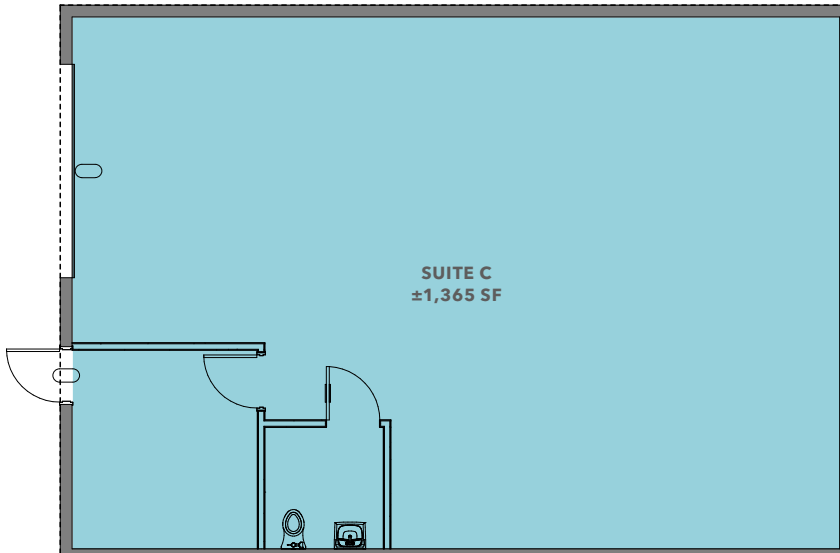


**FOR LEASE**

# 845 Mahar Ave, Suite C

WILMINGTON, CA 90744

## Floor Plan



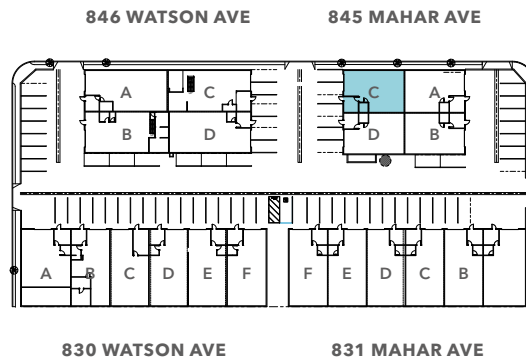
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**SECURED** and fenced yard

**CONCRETE** yard

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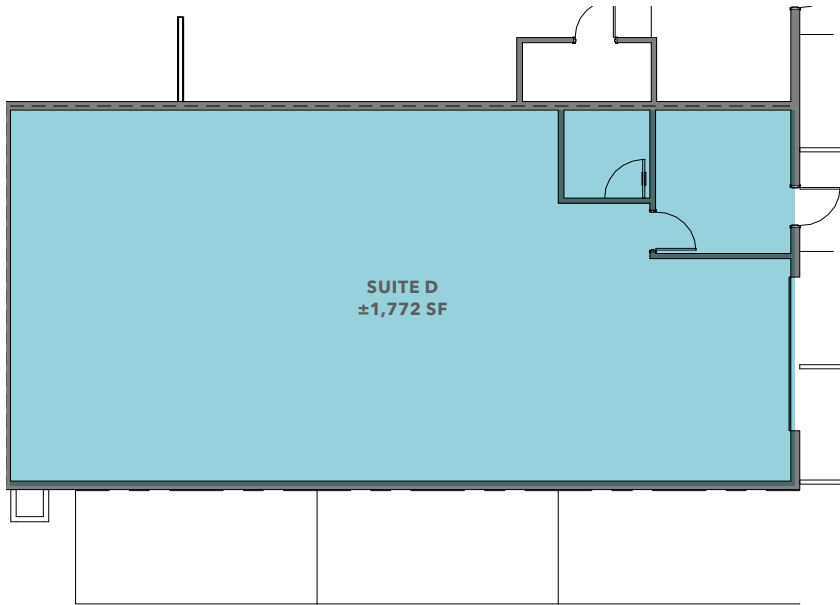


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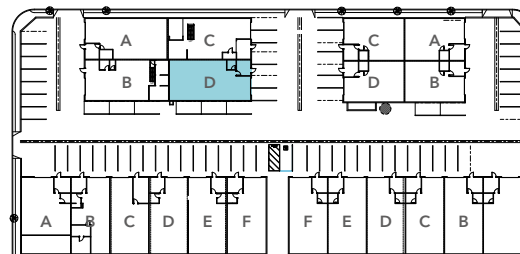
# 846 Watson Ave, Suite D

WILMINGTON, CA 90744

## Floor Plan



846 WATSON AVE      845 MAHAR AVE



830 WATSON AVE      831 MAHAR AVE

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**AVAILABLE** July 1, 2024

**±1,772 SF** industrial suite

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**15'** clear height

**SECURED** and fenced yard

**CONCRETE** yard

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**1** restroom

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