

EXCLUSIVE LISTING!

2020 S Mesa St, San Pedro CA

Industrial Warehouse, 3,400 Assessor SF over 2 Structures with Central Courtyard — Steps From the Port & Marina!



SUMMARY

Subject Property:	2020 S Mesa St San Pedro, CA 90731
Price:	\$1,399,000
APN#:	7456-034-008
Building Area:	3,401 SF
Lot Size:	6,090 SF
Zoning:	LAMR1

Property/Investment Highlights

- **Excellent Location:** Immediate access to the Port of LA, major freeways, and the waterfront business corridor.
- **Efficient Layout:** Flexible open floor plan suitable for warehousing, distribution, or workshop use.
- **Industrial Zoning:** Supports a wide range of commercial and industrial activities.
- **Easy Access:** Convenient loading, drive-up access, and nearby truck routes streamline operations.
- **Vibrant Surroundings:** Close to the marina, shipyards, and the rapidly developing waterfront district, offering strong business synergy and foot traffic.
- **Priced attractively and ready for a growing business that's looking to build out their headquarters!**

Located in a Transforming Waterfront District

- **The "West Harbor" Effect:** Benefit from the massive \$700 million LA Waterfront redevelopment, including the West Harbor dining and entertainment district, which is driving new foot traffic and amenities to the area.
- **Innovation Hub:** Neighboring the AltaSea Center for Innovation, a 35-acre campus dedicated to ocean science and sustainable business incubation.
- **Gateway Access:** Located just minutes from the San Pedro Bay port complex, which handles over 30% of all U.S. container traffic.



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