

21226  
Main Street  
Carson, CA



## AUTO BODY SHOP IN CARSON, CA

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**WESTMAC**  
Commercial Brokerage Company

## UNIQUE BREAD AND BUTTER INDUSTRIAL PROPERTY BEING OFFERED FOR SALE BY THE ORIGINAL DEVELOPER/OWNER

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**WESTMAC Commercial Brokerage Company** is pleased to present the rare opportunity to acquire 21226 Main Street. This future value-add investment is comprised of two buildings totaling approximately  $\pm 3,925$  square foot building on approximately  $\pm 11,100$  square feet of land. Situated east of th 110, it's one to keep long term. The business could also be included.

Built in 1980, this building is structurally solid (steel clear span bow-truss), offering mild ocean breezes, quiet visibility and prime location. Current occupancy include the seller (occupies the southern building). There is abundant parking and plentiful free street parking surrounding the site.

Located in the Keystone subdivision this is just east of the 110 Freeway. Carson is where it is at!



# PROPERTY INFORMATION

**ADDRESS**

21226 Main Street  
Carson, CA 90745

**BUILDING SIZE**

Two Buildings Totaling Approx 3,925 square feet  
One 2,160 square feet and One 1,765 square feet

**LAND SIZE**

Approximately 11,100 square feet

**YEAR BUILT**

1980

**NUMBER OF STORIES**

One [1]

**ZONING**

Carson CG&D

**ACCESS**

Four [4] ground high vertical doors

**PROPERTY TYPE**

Light Industrial / Auto

**TENANT MIX**

One owner occupied southern structure.

**BUILDING FEATURES**

Spray Booth, Two Offices, Two bathrooms, and  
Gated entry/exit

**OCCUPANCY**

Property to Be Delivered Vacant

**SALES PRICE**

\$3,200,000

# RENT ROLL SUMMARY

**AUTO BODY BUSINESS CAN BE INCLUDED \* PLEASE DO NOT DISTURB TENANTS\***

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## VACANCY

Owner occupies 2,160 sq feet (approx)  
Property to Be Delivered Vacant

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# PROPERTY HIGHLIGHTS

**INVESTMENT OPPORTUNITY** Savvy investors will see the potential in this simple asset. Carson has long been a strong real estate and investment market. There are only so many industrial properties left in the South Bay and the demand is high. The market tends to appreciate more and is less likely to drop in a down market.

**STRONG MARKET DEMOGRAPHICS** Carson, CA, in the heart of Los Angeles County's South Bay and Harbor regions, offers unmatched access to major freeways, Los Angeles International Airport, and the Ports of Los Angeles and Long Beach. The city features Low Utility Tax, Savings up to 10% in the region, and No Local Property Tax, Savings up to 1/2% in the region. With an Accessible, Cooperative, Business-Friendly Local Government, Carson provides both cost advantages and strong support for companies. These benefits, combined with a thriving industrial base and ongoing development, make Carson an ideal location for business success.



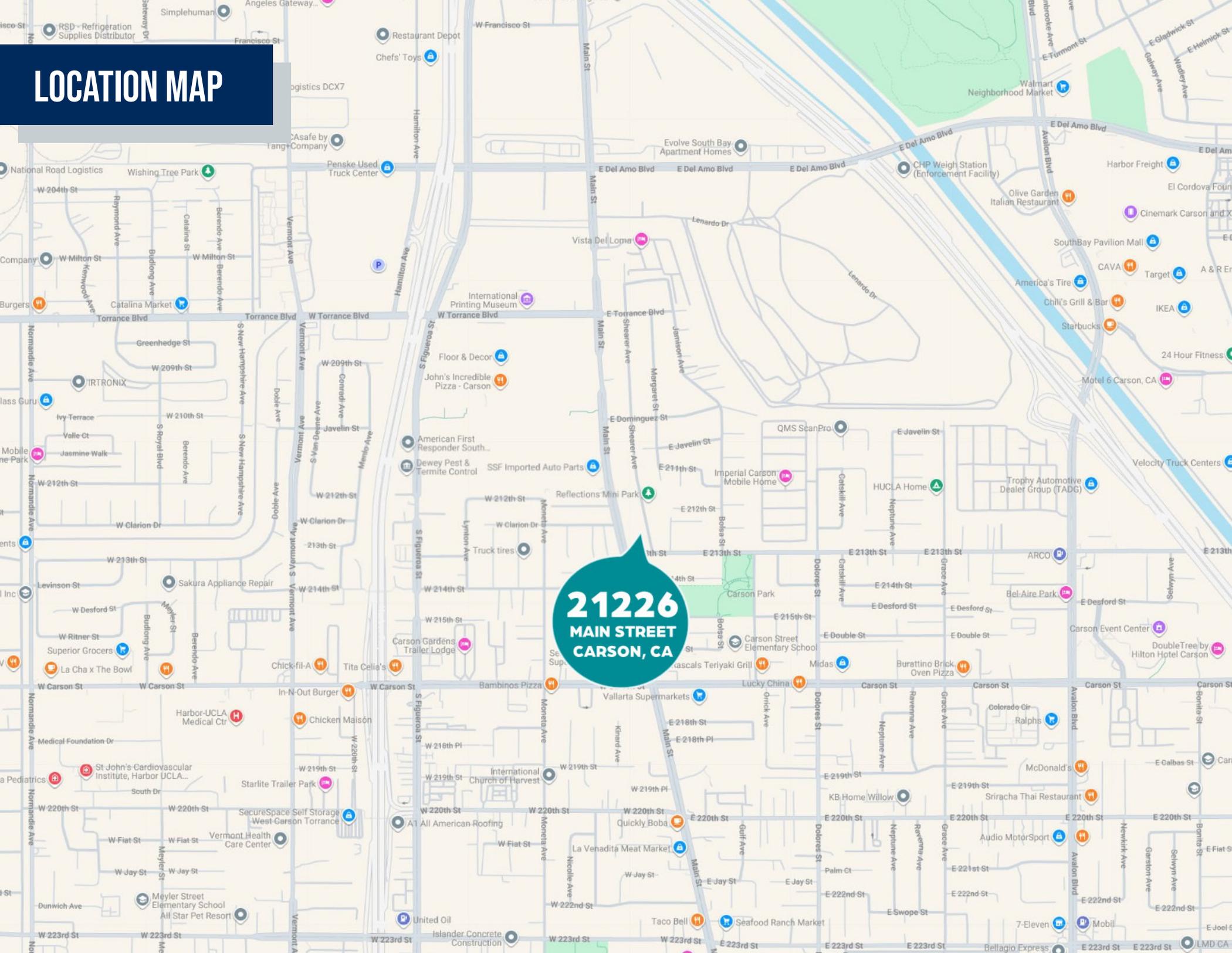
# FEATURES: SPRAY BOOTH



AERIAL



# LOCATION MAP



**21226**  
**MAIN STREET**  
**CARSON, CA**

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Main Street  
Carson, CA



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