

CBRE - El Segundo

2221 Rosecrans Ave El Segundo, CA 90245 | 310-363-4900

25,400 SF **Available SF Industrial For Sale Building Size** 25,400 SF



Address: **Cross Streets:**  1141 Sandhill Ave, Carson, CA 90746 S Central Ave/E Walnut St

Bonus Mezzanine Not Included in Square Footage Centrally Located Between Ports of LA/LB & LAX Dock High & Ground Level Loading Fenced and Private Yard Excellent Access to 91, 110 and 405 Freeways

Sale Price: \$7.500.000.00 Sale Price/SF: \$295.28 Available SF: 25,400 SF **Prop Lot Size:** 1.47 Ac / 63,822 SF Taxes: \$32,264 / 2025 Yard: Fenced ML-D Zoning:

Sprinklered: Yes Clear Height: 21' GL Doors/Dim: 2 / 14'x14' and 12'x14' DH Doors/Dim: 4 / 2 - 18'x10' A: 800 V: 277/480 0: 3 W: 4 **Construction Type:** TILT UP

Const Status/Year Blt: Existing / 1975 Whse HVAC: No Parking Spaces: 38 / Ratio: 1.5:1

**Rail Service:** 

Specific Use: Warehouse/Distribution

Office SF / #: 4.264 SF Restrooms: 2 Office HVAC: Heat & AC Finished Ofc Mezz: 0 SF Include In Available: No **Unfinished Mezz:** 3.965 SF Include In Available: No Possession: COE Vacant: Nο To Show: Call broker Market/Submarket: Carson/Compton

CB000N000S250

7319-032-020

APN#:

FTCF:

**Listing Company:** CBRE - El Segundo

Tres Reid 310-363-4948, Greg Dyer 310-363-4953, Caroline Reid 310-947-4219 Agents: 41865519 **Listing Date:** 02/04/2025 Listing #:

Notes: Buyer to verify all building specifications. Bonus 3,965 SF mezzanine not included in square footage.

**Tres Reid** 



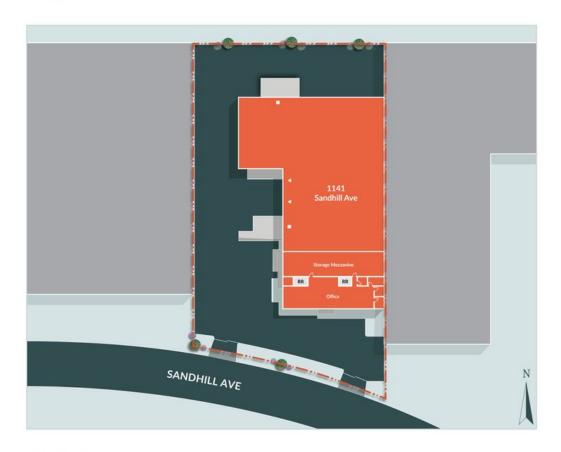
AIRCR tres.reid@cbre.com



# 1141 Sandhill Avenue

Carson, CA 90746

For Sale



# Contact Us

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