

INDUSTRIAL PROPERTY FOR SALE OR LEASE

36,000± SF Building on 46,832± SF of Land

Prices Reduced! Seller Motivated!



18020 S BROADWAY, CARSON, CA 90248

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CARSON, CA 90248

Property Details

Total Building Area	36,000± SF
Building 1 (Warehouse)	17,500± SF
2 Offices/Break Room (1,000± SF)	
Building 2 (2-Story Warehouse/Office)	5,000± SF
Offices/Showroom/Conference Room/Warehouse	
Building 3 (Warehouse/Storage)	1,500± SF
Building 4 (Warehouse)	12,000± SF
Land Area	46,832± SF
Year Built	1958
Construction	Brick & Metal
Power	800 Amps/240-480 Volts/3-Phase
Clearance Height	14'
Ground Level Loadings Doors	4: 16'W x 14'H
Surface Parking	10± Vehicles
Elevator	No
Restrooms	3
Zoning	CAMH
APN	7339-002-001
Frontage	117' on Broadway

Property Highlights

- Carson owner/user or investor purchase opportunity
- Property currently undergoing complete renovation
- 4 buildings on 1 acre of land
- Currently 100% vacant
- Parking for 10± vehicles at front (more tandem spaces possible along side of buildings)
- Heavy power service
- Good ceiling clearance
- 4 ground level loading doors
- Great location just south of the Artesia (91) Freeway and 2 blocks east of the Harbor (110) Freeway
- Adjacent to City of Gardena

Asking Price: ~~\$8,100,000~~ \$7,500,000 (\$208 Per SF)

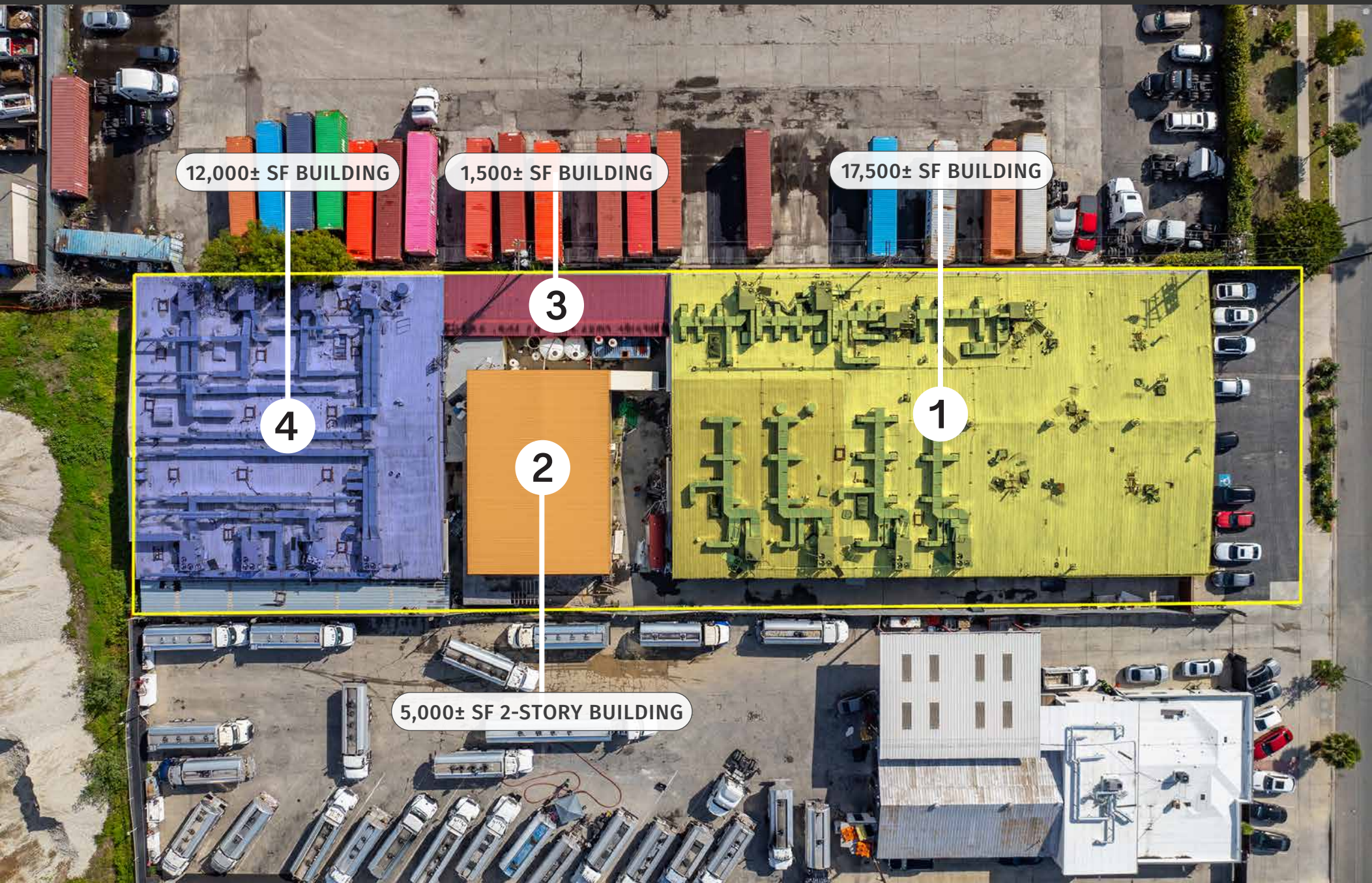
Lease Rental: \$1.00 Per SF Gross

EXTERIOR PHOTO

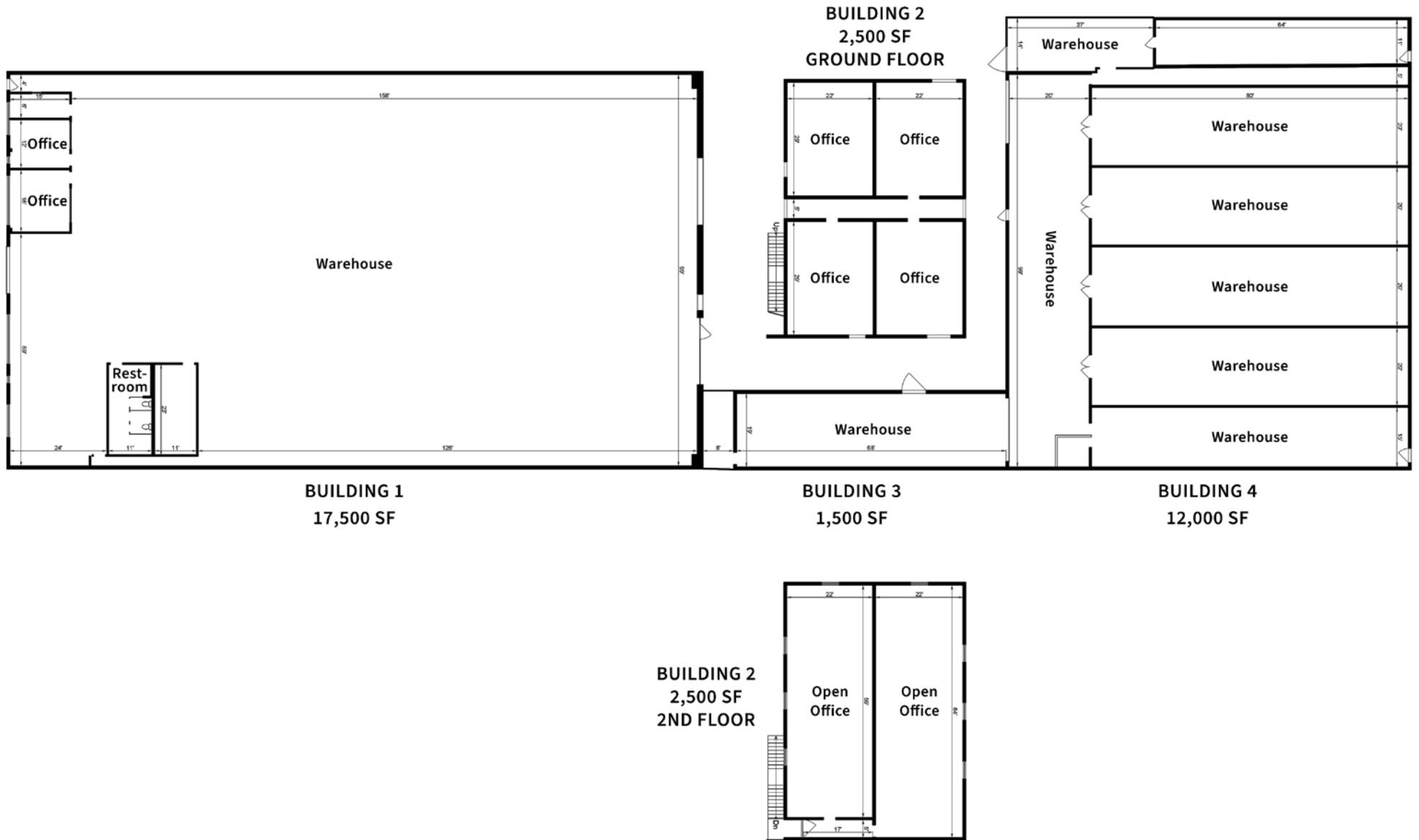




AERIAL PHOTO



SITE PLAN

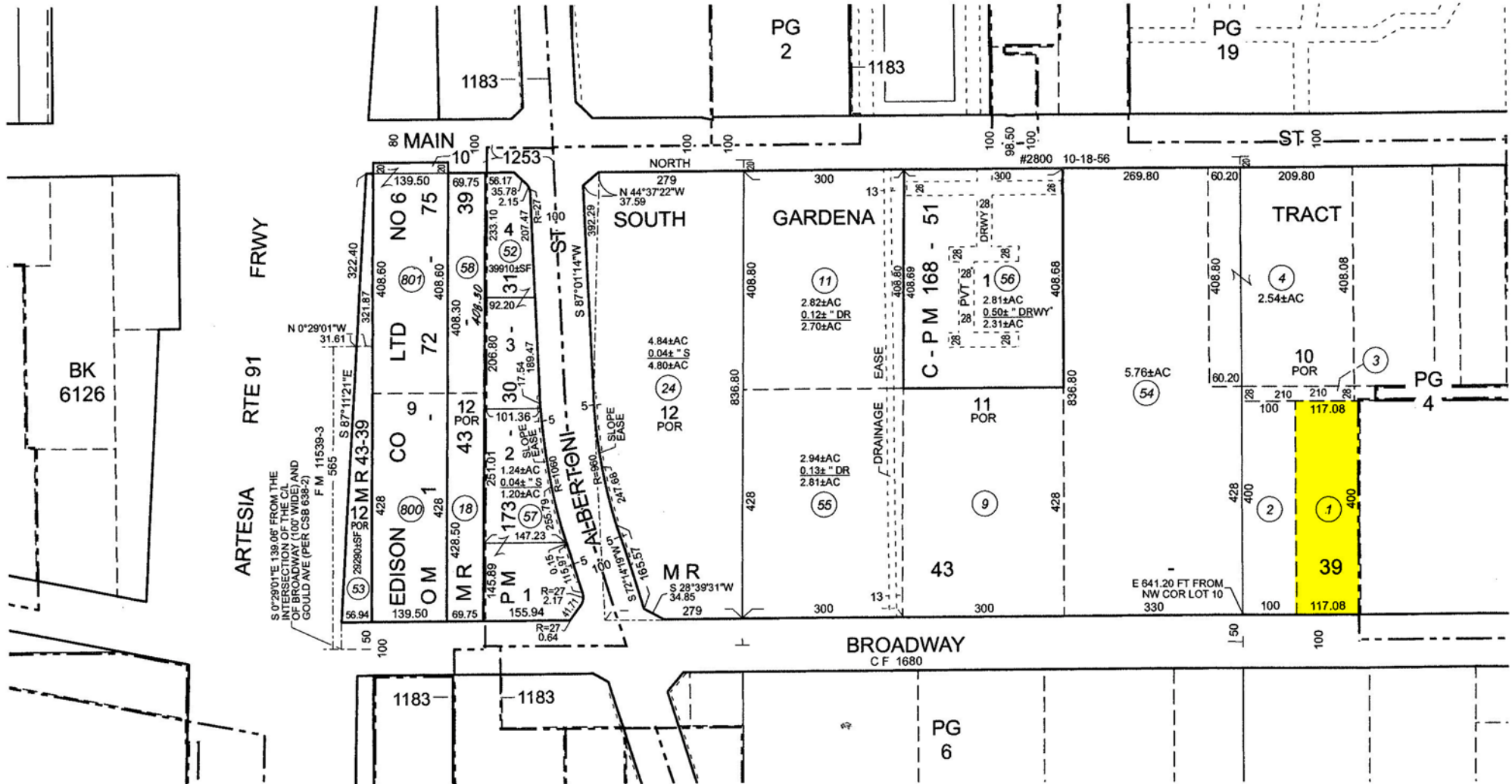


PLAT MAP

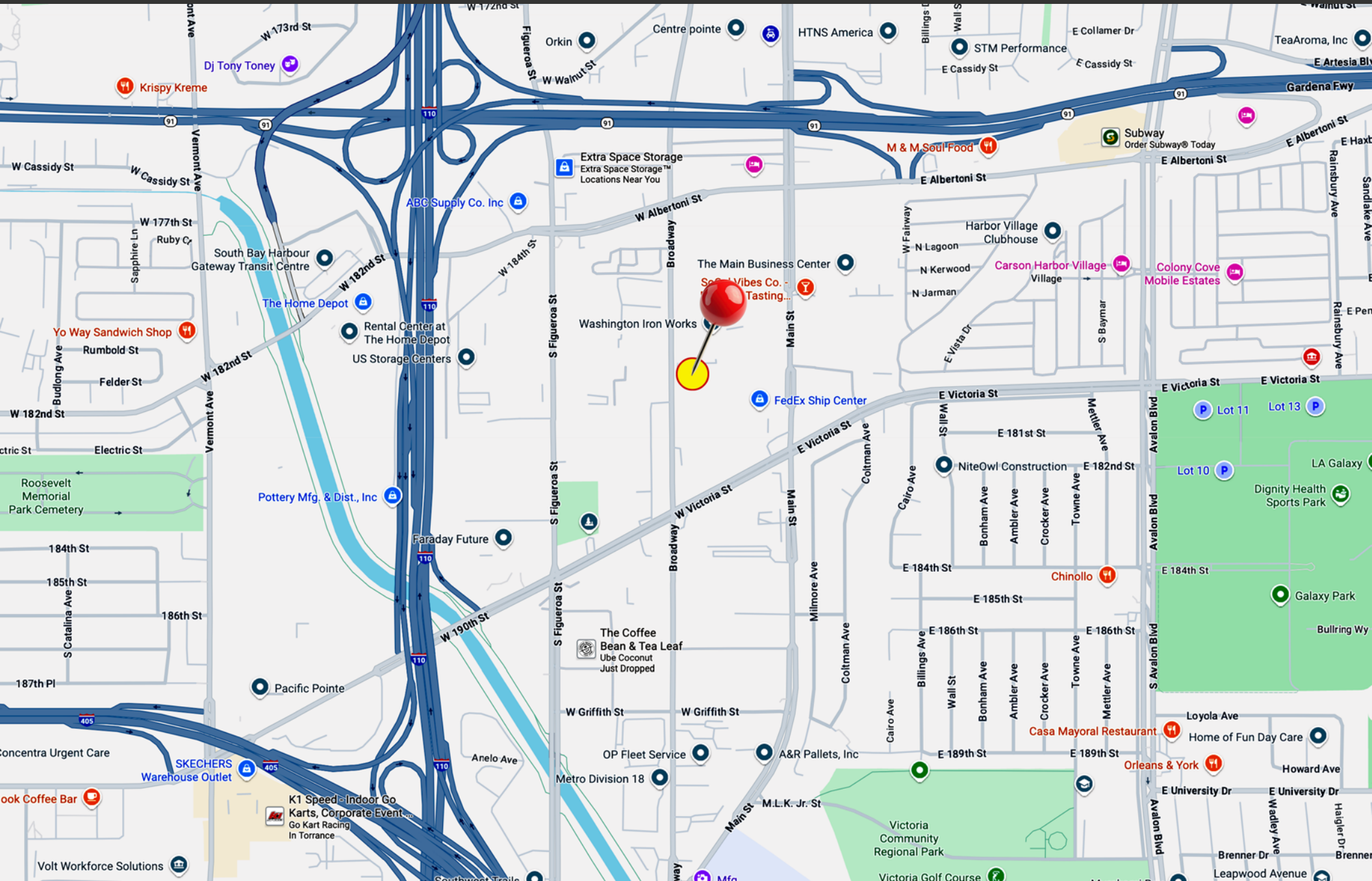


MAPPING AND GIS
SERVICES
SCALE 1" = 200'

STREET LINES PER M R 43-39 ARE CONSIDERED THE LOT LINES
IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE
MEASURED FROM THE CENTERLINES OF THE STREET



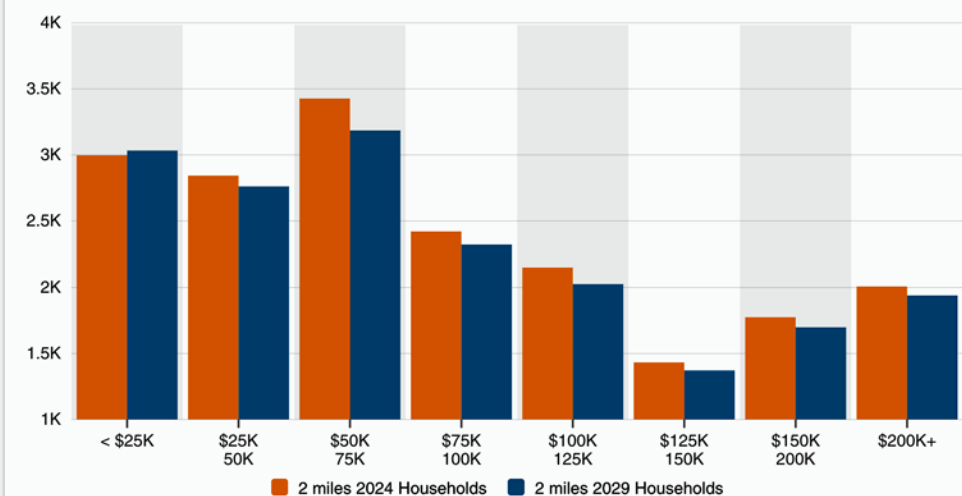
AREA MAP



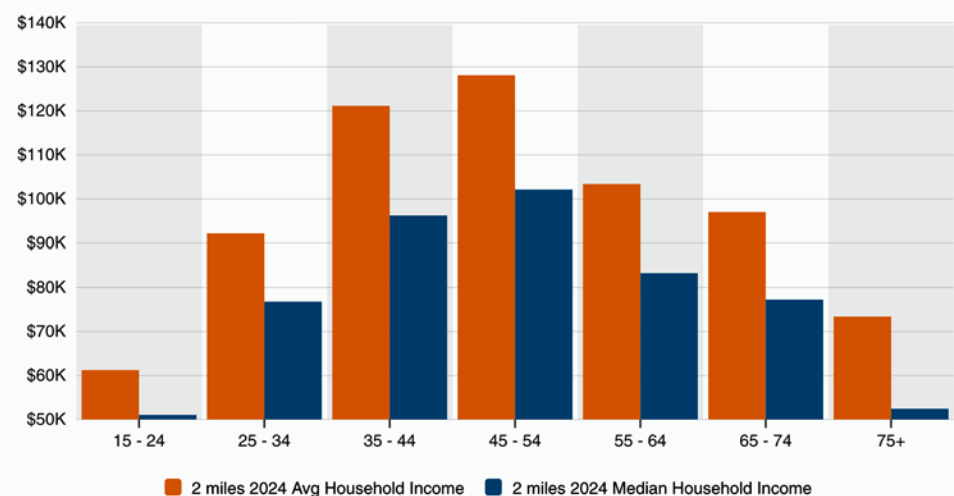
Major Properties | Sion Khakshour

NEIGHBORHOOD DEMOGRAPHICS

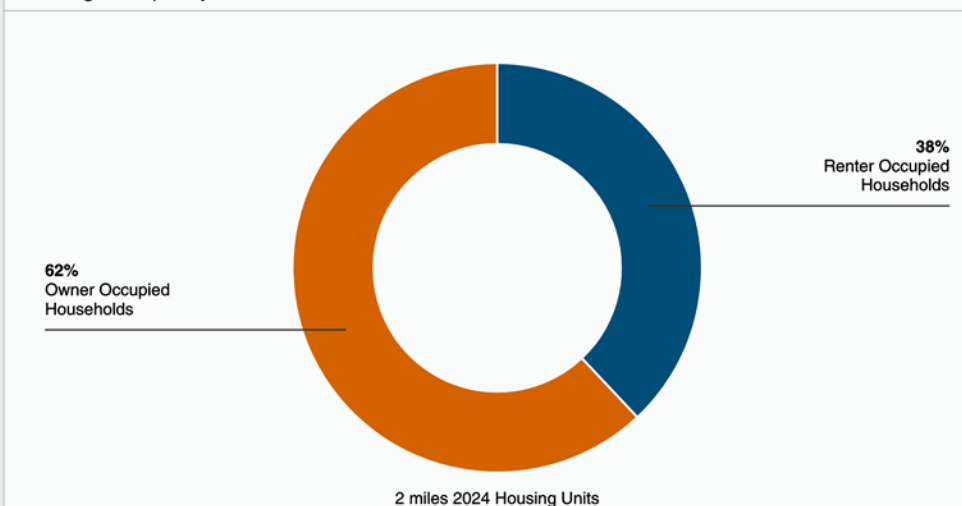
Household Income



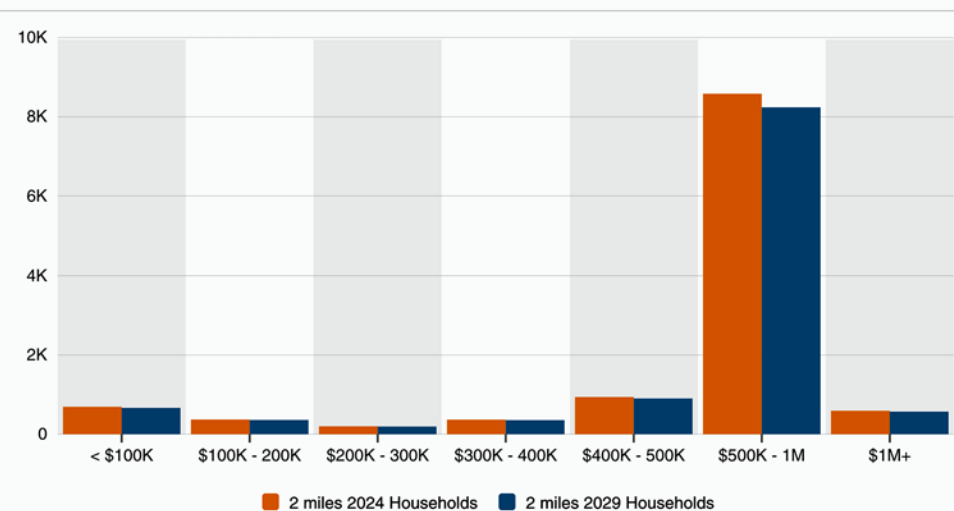
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE *Prices Reduced!*

36,000± Light Industrial Building
Divisible to 5,000 SF—12,000 SF—17,500 SF
46,832± SF of Land

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists