

Address: Cross Streets: 751 E Artesia Blvd, Carson, CA 90746 S Avalon Blvd/E Artesia Blvd

Artesia Freeway Frontage 1600 Amps 480 Volt Power 8 DH Doors and 1 GL Loading; Large Private Yard Excellent Access to 91, 110, and 405 Freeways Refurbishment Complete — New Offices

Yes

21'

1/20x12

Concrete

8 / See Notes

Existing / 1974

/ Ratio: 1.0:1

Manufacturing

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

A: 1600 V: 480 0: 3 W: 4

Const Status/Year Blt:

Parking Spaces: 60

Construction Type:

 Lease Rate/Mo:
 \$70,808

 Lease Rate/SF:
 \$1.18

 Lease Type:
 NNN

 Available SF:
 60,007 SF

 Minimum SF:
 60,007 SF

 Prop Lot Size:
 2.53 Ac / 110,213 SF

Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS

 Taxes:
 \$62,140 / 2023

 Yard:
 Fenced

 Zoning:
 ML-D

Listing Company: The Klabin Company

 Agents:
 David Prior 310-329-9000, Frank Schulz 310-329-9000, Nicholas Buss 310-329-9000

 Listing #:
 39555779
 Listing Date:
 01/10/2024

Notes: Sprinkler Calculation: .33/4000. 8 DH: (1) 20x10; (2) 18x10; (1) 10x12; (1) 10x10, 21'5" clear height. Major refurbishment completed 2024. Lessee to verify all information

No

contained herein.

Office SF / #: 3.404 SF / 3 Restrooms: 4 Office HVAC: Heat & AC 0 SF Finished Ofc Mezz: Include In Available: No Unfinished Mezz: 0 SF Include In Available: No Possession: Now Vacant: Yes To Show: Call broker Market/Submarket: Carson/Compton 7319033061 APN#:

FTCF: CB250N000S000/AOAA

AIRCR Powered by: © Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to.. statements of income and excesses. Consult your athorney, accountant, or other roof, advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100 TORRANCE, CA 90502 DRE 00824993

310.329.9000

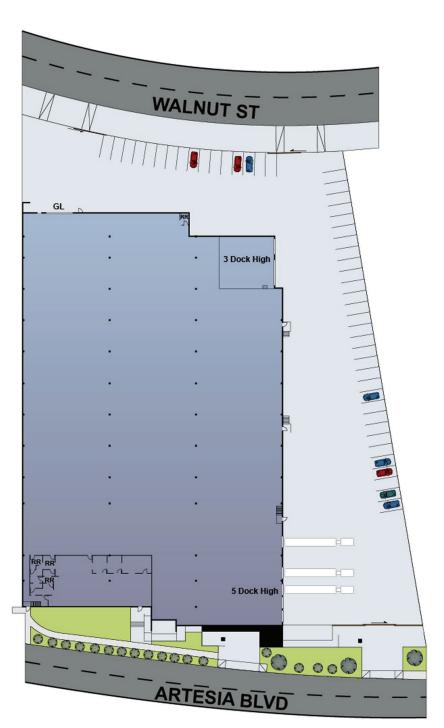














DAVID A. PRIOR, SIOR Senior Managing Principal 310.329.9000 X-1090 dprior@klabin.com Lic. 00707919 FRANK SCHULZ III, SIOR
Managing Principal
310.329.9000 X-1100
franks@klabin.com
Lic. 01455172

NICK BUSS Vice President 310.329.9000 X-1160 nickb@klabin.com Lic. 02086889