

Daum Commercial

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

Available SF 6,598 SF

Industrial Condo For Sale

Building Size 49,673 SF

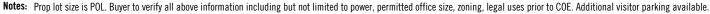


Property Name: Address: Cross Streets:

Avalon Business Park 711 E Gardena Blvd, Carson, CA 90746 S Avalon Blvd/E Gardena Blvd

±6,598 SF Unit Two (2) Loading Doors (12' x 14' & 10' x 10') 18' Clearance - Clear Span Fire Sprinklers Quick Access to 91, 105, 405 Freeways Owner Will Consider Lease w/Option To Buy

Sale Price:	\$1,782,000.00	Sprinklered:	Yes	Office SF / #:	1,300 SF / 4
Sale Price/SF:	\$270.08	Clear Height:	18'	Restrooms:	2
Available SF:	6,598 SF	GL Doors/Dim:	2 / (1) 12'x14'; (1) 10'x10'	Office HVAC:	Heat & AC
Prop Lot Size:	POL	DH Doors/Dim:	0	Finished Ofc Mezz:	648 SF
Taxes:		A: 200 V: 120/208 0: 3 V	<i>l</i> :	Include In Available:	Yes
Yard:	No	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	ML-D	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
				Possession:	COE
		Whse HVAC:	No	Vacant:	Yes
		Parking Spaces: 5	/ Ratio: 0.8:1	To Show:	Call broker
		Rail Service:	No	Market/Submarket:	Gardena/North Compton
		Specific Use:	Light Industrial	APN#:	6140001032
Listing Company:	Daum Commercial				
Agents:	<u>Joe Smith 310-538-6724</u>				
Listing #:	39803673	Listing Date:	02/23/2024	FTCF: CB250Y125S250/AOAA	





Joe Smith joe.smith@daumcommercial.com 310-707-3463

