

Available SF 6,598 SF

Industrial Condo For Sale

Building Size 49,673 SF



**Property Name:** Avalon Business Park  
**Address:** 711 E Gardena Blvd, Carson, CA 90746  
**Cross Streets:** 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  
**Sale Price/SF:** \$270.08  
**Available SF:** 6,598 SF  
**Prop Lot Size:** POL  
**Taxes:**  
**Yard:** No  
**Zoning:** ML-D

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 2 / (1) 12'x14'; (1) 10'x10'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1981

**Whse HVAC:** No  
**Parking Spaces:** 5 / **Ratio:** 0.8:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 1,300 SF / 4  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 648 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6140001032

**Listing Company:** Daum Commercial  
**Agents:** [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)

**Listing #:** 39803673

**Listing Date:** 02/23/2024

**FTCF:** CB250Y125S250/A0AA

**Notes:** Prop lot size is POL. Buyer to verify all above information including but not limited to power, permitted office size, zoning, legal uses prior to COE. Additional visitor parking available.