



24600

Port of LONG BEACH
THE PORT OF CHOICE

SOUTH MAIN STREET
CARSON, CA



High-Quality Industrial Building Totaling 242,438 SF
100% Leased To 2 Longstanding Tenants with 1.92 Years WALT
A+ South Bay Location with Immediate Access To I-110, I-405 & I-710 Freeways

A CBRE National Partners Investment Opportunity

CBRE National Partners

THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to present the opportunity to acquire **24600 South Main Street**, a high-quality light industrial building totaling 242,438 SF in Carson, CA. The Property is 100% leased to 2 longstanding tenants with 1.92 years of WALT and offers ample dock high loading with 30' clear height. Institutionally constructed and owned for its entirety, this is a rare opportunity to acquire an ultra-infill asset below replacement cost. The building offers immediate access to I-110, I-405 and I-710 freeways and is only 6.6 miles from the Ports of Los Angeles and Long Beach.

The South Bay is regarded as one of the strongest rent growth markets in the country due to its unparalleled access to major freeways, a large population base, LAX airport and The San Pedro Bay Port Complex. The South Bay has recorded 1.4% average vacancy and 17% average annual industrial rent growth since 2014.

Property at a Glance:

ADDRESS	24600 South Main Street, Carson, CA
OCCUPANCY	100%
TENANTS	Kole Imports & Tramo@Home
TOTAL RENTABLE AREA	242,438 SF
LAND SIZE (AC)	9.1 Acres
YEAR BUILT	1990
CLEAR HEIGHT	30'
TRUCK COURT DEPTH	121' - 135'
CAR PARKING	212
DOCK HIGH DOORS	29
GROUND LEVEL DOORS	4



INVESTMENT HIGHLIGHTS



High-quality industrial building totaling 242,438 SF on 9.1 acres land



Immediate access to I-110, I-405 & I-710 Freeways



100% leased to 2 longstanding tenants with staggered rollover



Industrial tenants located within a 10-mile radius of the San Pedro Bay port complex pay a 19.3% rent premium



Strong South Bay market dynamics with 17% average annual rent growth since 2014



Proximity to affluent South Bay population 10 million+ people within 30 miles of the properties



A+ South Bay Location near LAX Airport & the Ports of LA/Long Beach



Ample loading with 29 dock high doors and 4 grade level doors

PROPERTY HIGHLIGHTS

MULTIPLE POINTS OF INGRESS/EGRESS

LIGHT MANUFACTURING (ML-D) ZONING

NEW ROOF - 2013

48' X 48' TYPICAL COLUMN SPACING

121' - 135' TRUCK COURTS

NEW COAT OF PAINT

30' CLEAR HEIGHT

29 DOCK HIGH DOORS

4 GRADE LEVEL DOORS

212 AUTO PARKING

INDUSTRIAL MARKET HIGHLIGHTS

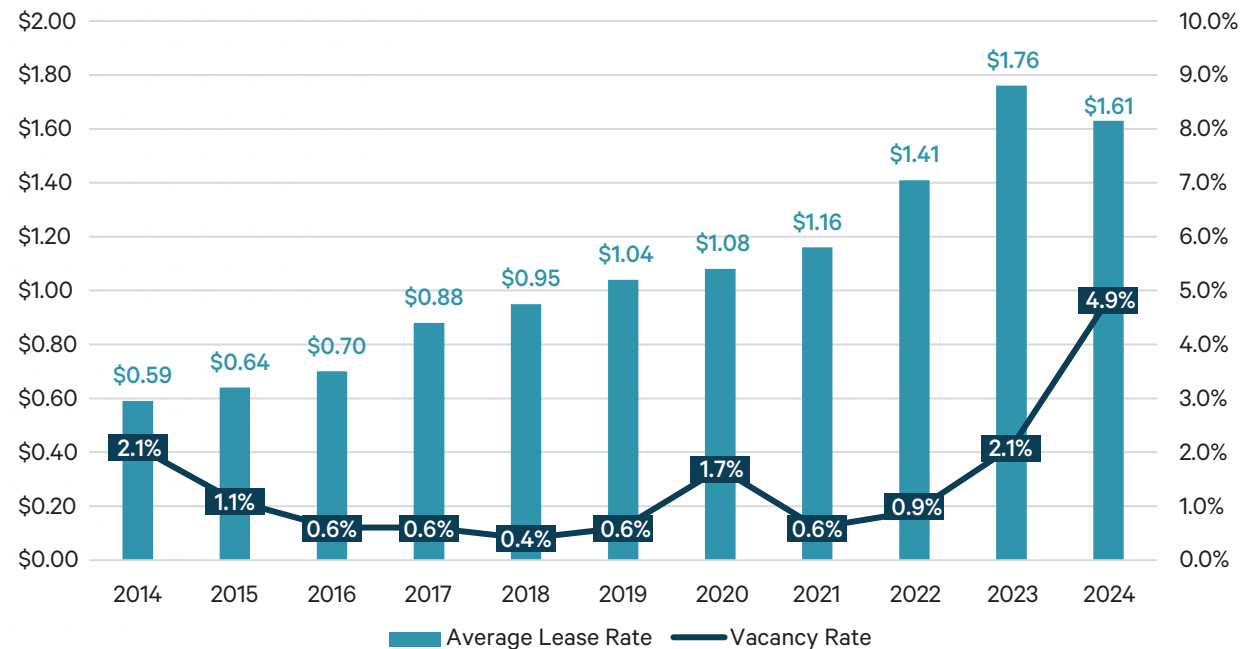
The South Bay Has Recorded 1.4% Average Vacancy & 17% Average Annual Industrial Rent Growth Since 2014.

Industrial tenants located within a 10-mile radius of The San Pedro Bay port complex pay a 19.3% rent premium for significantly reduced drayage rates & simplified logistics.

South Bay Market Drivers

- High barriers to entry - scarcity of available land for new developments
- Supply constrained - low 1.4% Average vacancy rate since 2014
- High tenant retention - the market attracts long-term and high-quality tenants due to its superior access to major interstates and the ports of la/long beach
- One of the strongest rent growth markets in the country with 17% average annual rent growth since 2014

South Bay Industrial Market Historical Vacancy & Average Lease Rates



South Bay Industrial Stats Q4 2024

198.4 MSF

Market Base

2.5 MSF

Q4 2024 Gross Activity

\$1.61 NNN

Avg. Asking Lease Rate

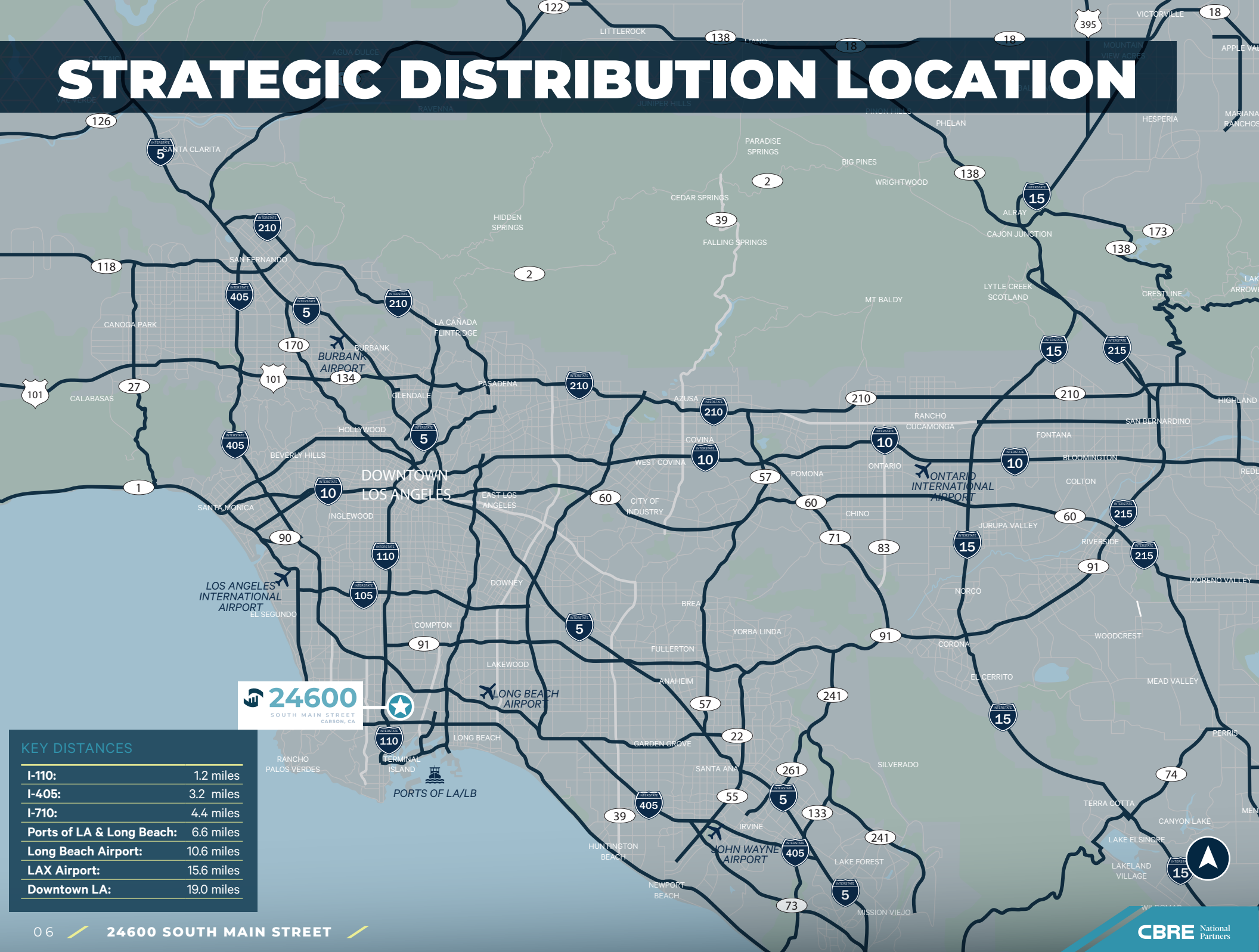
1.7 MSF

Under Construction

4.9%

Vacancy Rate

STRATEGIC DISTRIBUTION LOCATION

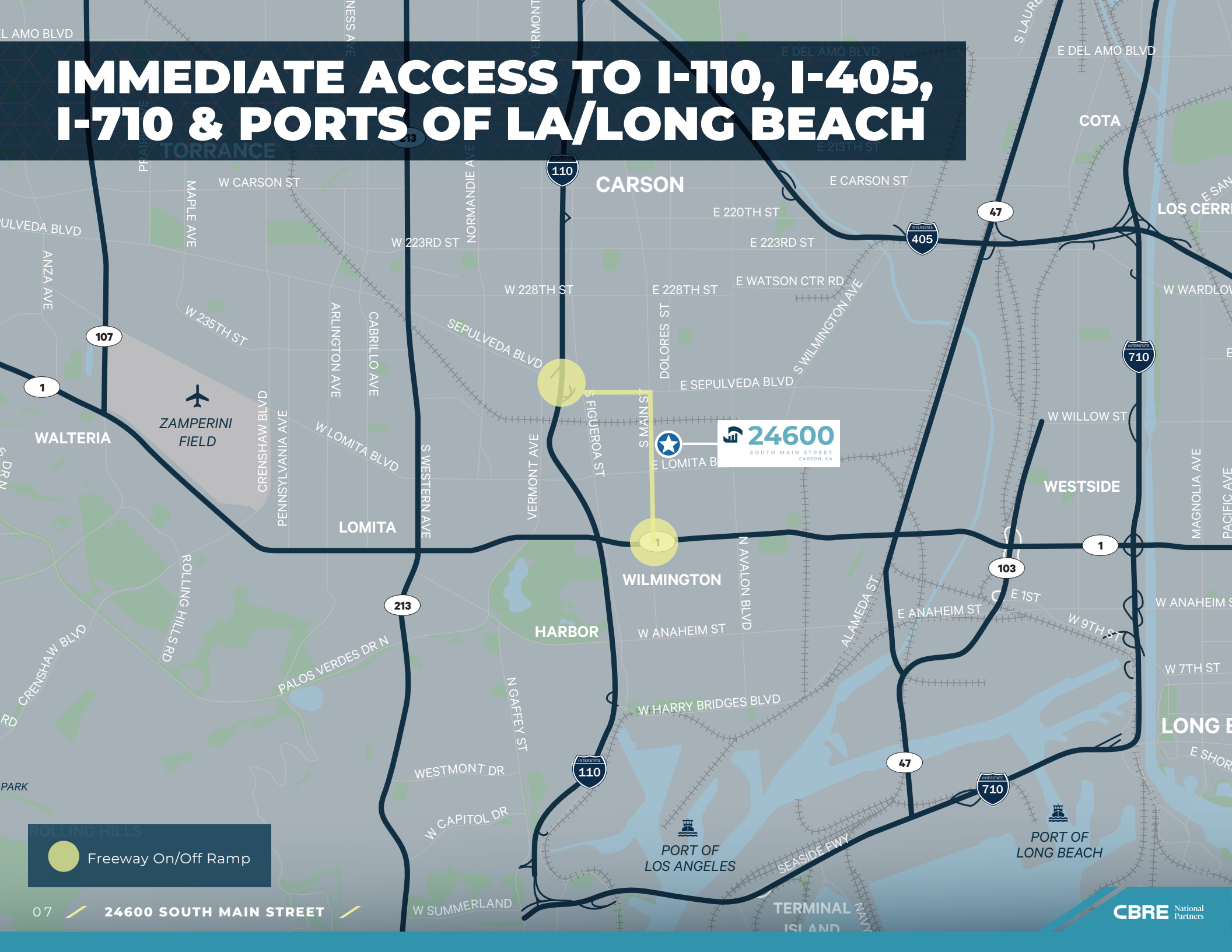


24600
SOUTH MAIN STREET
CARSON, CA

KEY DISTANCES

I-110:	1.2 miles
I-405:	3.2 miles
I-710:	4.4 miles
Ports of LA & Long Beach:	6.6 miles
Long Beach Airport:	10.6 miles
LAX Airport:	15.6 miles
Downtown LA:	19.0 miles

IMMEDIATE ACCESS TO I-110, I-405, I-710 & PORTS OF LA/LONG BEACH



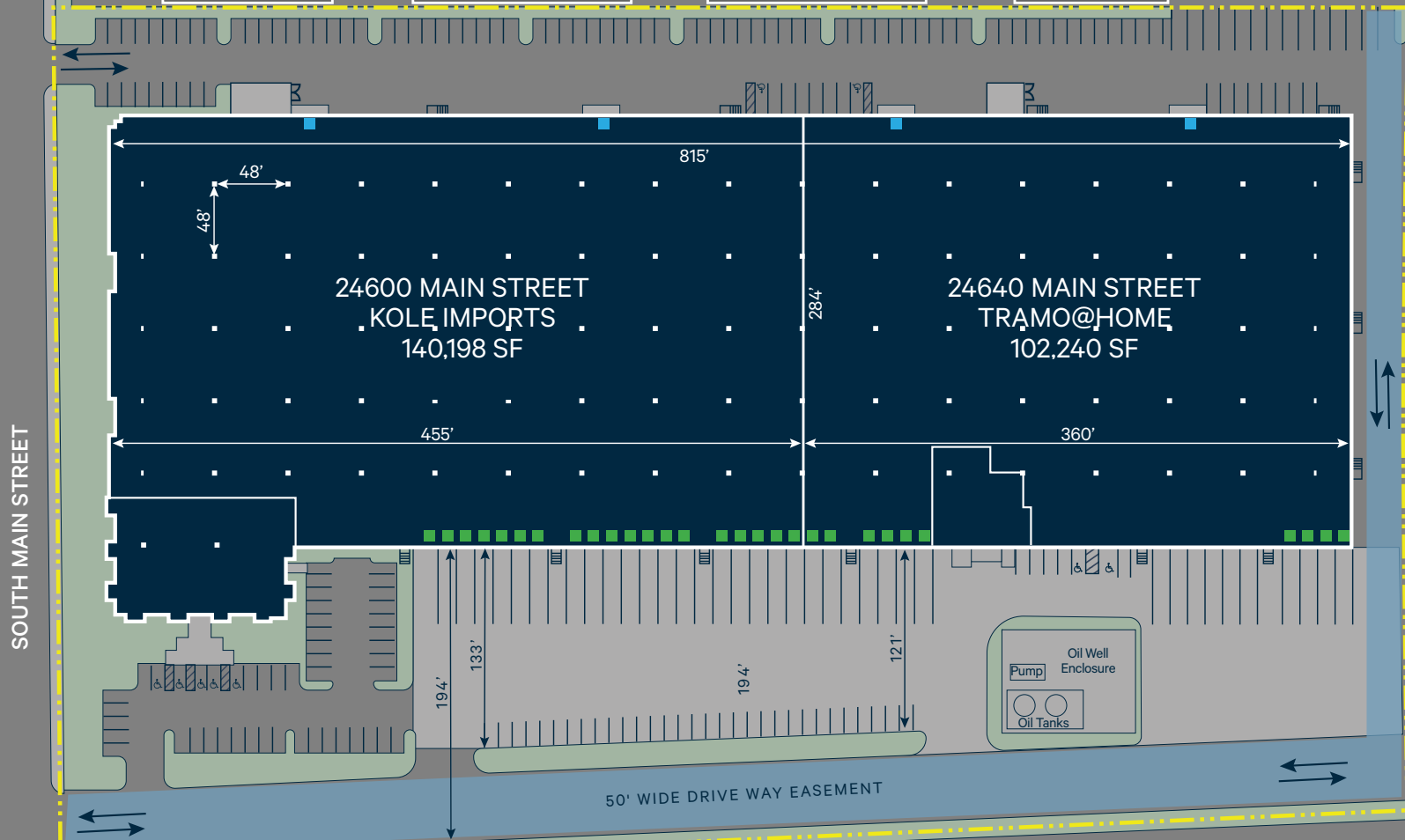
24600
SOUTH MAIN STREET
CARSON, CA


● Freeway On/Off Ramp

07 24600 SOUTH MAIN STREET

CBRE National Partners

SITE PLAN



-  Dock-High Doors
-  Ground Level Doors
-  Easement



Team Leads

ERIC COX
Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

JOE CESTA
Executive Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

MICHAEL LONGO
Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

Local Market Experts

BRET QUINLAN
Executive Vice President
Lic. 01144338
+1 310 363 4962
bret.quinlan@cbre.com

JAMES HOOKS
Senior Vice President
Lic. 01813302
+1 310 897 1789
james.hooks@cbre.com

Capital Markets Advisors

DARLA LONGO
Vice Chair /
Managing Director
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER
Vice Chairman
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

REBECCA PERLMUTTER
Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

BRIAN RUSSELL
Executive Vice President
Lic. 01920350
+1 310 387 2907
BRussell@cbre.com

JONATHAN GARRICK
Associate
Lic. 02235240
+1 650 454 7321
jonathan.garrick@cbre.com

Debt & Structured Finance

VAL ACHEMEIER
Vice Chair
Lic. 01868169
+1 213 400 7187
val.achteimeier@cbre.com

GREG GRANT
Senior Vice President
Lic. 01844513
+1 310 363 4935
greg.grant@cbre.com

MATT SCHMIDT
Vice President
Lic. 02022834
+1 213 613 3618
matthew.schmidt@cbre.com

Offering Integrated Real Estate Capital Markets Solutions From Strategy To Execution – Delivered By A Seamless National Partnership

CBRE National
Partners
www.cbre.com/np

**Global
Industrial
& Logistics**
Chris Riley
Heather Mcclain

West
Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Paige Morgan
Brian Russell
Eric Cox
Jonathan Garrick
Chris Reeves
Gina Christen

South Central
James Bolt
Jonathan Bryan
Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Keiffer Garton
Elliott Dow
Colleen Fazio
Morgan Dunn

North Central
Mike Caprile
Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

Southeast
Frank Fallon
Trey Barry
Jose Lobon
George Fallon
Brooks Neblett
Jennifer Kingler

Northeast
Michael Hines
Brian Fiumara
Brad Ruppel
Bo Cashman
Jonathan Beard
Joseph Hill
Lauren Dawicki

**Debt &
Structured Finance**
James Millon
Val Achtemeier
Steve Roth
Tom Traynor
Tom Rugg
Brian Linnihan
Mike Ryan
Scott Lewis
Greg Grant
Ryan Kiesser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker