

16224 & 16240

S AVALON BLVD | CARSON, CA

Low-Coverage, Last-Mile South Bay Industrial

FOR LEASE
±54,767 SF on
±5.1 Acres
AVAILABLE Q4 2025

Owned and Operated By:



FOR MORE INFORMATION, PLEASE CONTACT

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Exclusively Marketed By:

CBRE



PROPERTY INFORMATION

CBRE is pleased to present this low-coverage, last-mile industrial facility in the heart of the South Bay Submarket.

Located a mere 8 miles north of the largest Port complex in North America, this site features approximately 54,767 SF of warehouse space sitting on more than 5 acres of land.

With 9 dock-high loading positions and excess land with striped parking for at least 89 trailers and 25 tractors, this site is uniquely positioned to serve the needs of South Bay users seeking to capture proximity to both the Ports and the dense and diverse local population base.

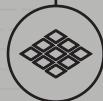
±2.5 Acres of Land with
89 Striped Trailer and 25 Tractor
Parking Stalls

Three Curb-Cuts for Easy Ingress/
Egress and Traffic Flow

Ideal Access to 91, 110, 710, 105
and 405 Freeways

Over \$1MM in New Concrete Yard
Area to be Completed Prior to
Delivery!

Professionally Owned and Operated
by Lift Partners



Ready for Occupancy Q4 2025!



±54,767 SF of Warehouse Space on Excess Land



±1,200 SF of Fully Refurbished Office Space



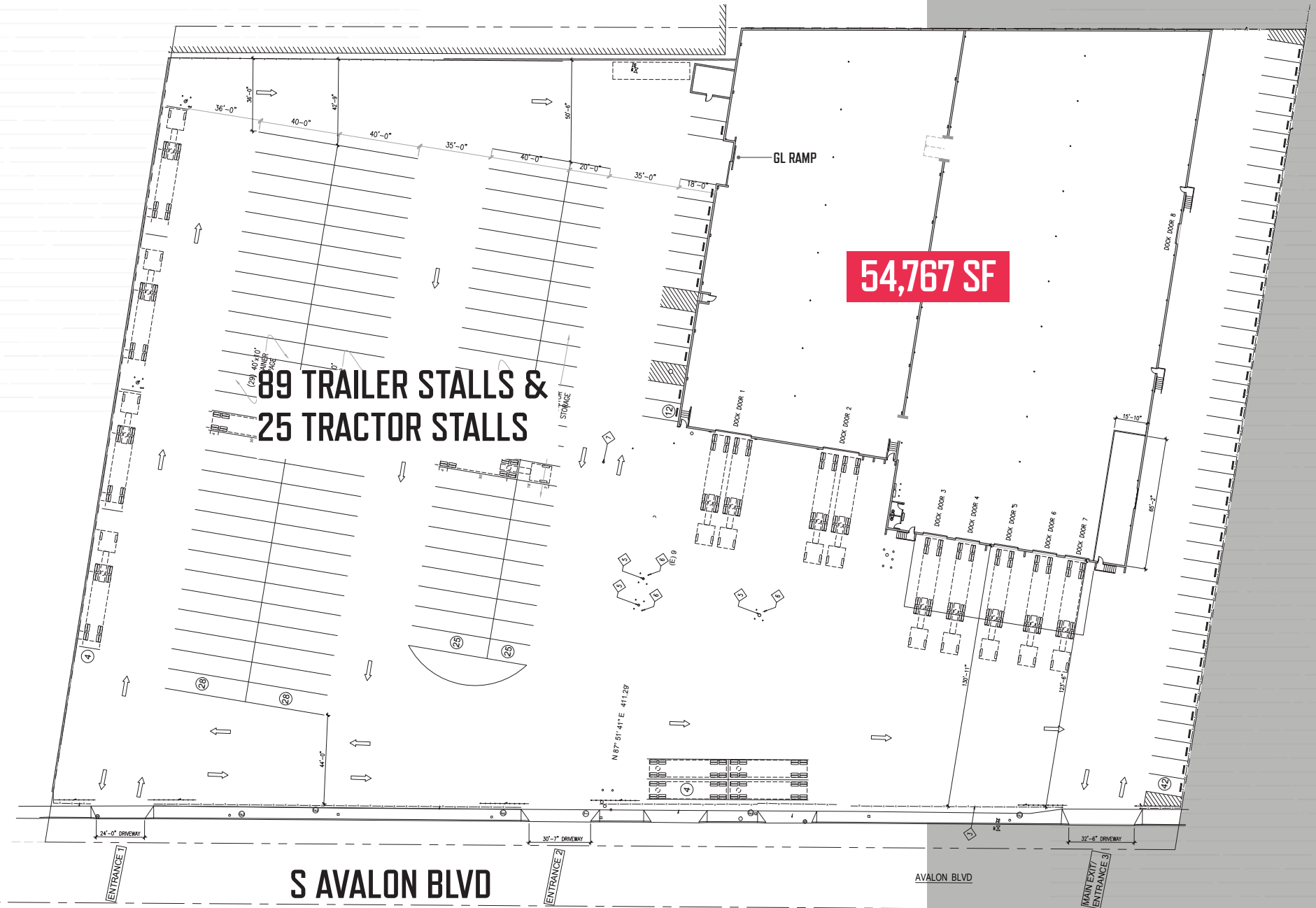
9 Dock High Positions / 1 Ground Level Ramp



14' - 18' Minimum Clear



SITE PLAN



AREA OVERVIEW

LA/LB PORT COMPLEX

SITE PROXIMITY:



2.5 MILES TO BLUE LINE METRO



9 MILES TO LAX



REGIONAL CONNECTIVITY VIA 91, 105, 110, 405, 710 FREEWAYS



8 MILES TO PORTS OF LOS ANGELES & LONG BEACH

BEACH CITIES



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S AVALON BLVD | CARSON, CA

AVALON BLVD

ALONDRA BLVD

MAIN ST

FIGUEROA ST

BROADWAY

REDONDO BEACH BLVD



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