



Colliers

1248 Alameda Street
Wilmington, CA 90744

For Sale or Lease

Property Features

- Land Size: \pm 45,145 SF (\pm 1.04 Acres)
- Building Size: \pm 2,400 SF
- Transloading Platform: 8 Dock-High Positions + 1 Ramp
- Yard: Fully Paved Concrete Yard
- Offices: Six (6) Offices
- Restrooms: Three (3) Restrooms
- Heavy Container Corridor
- Zoning (Simplified): M3 (Heavy Industrial)
- Current Use: Trucking, logistics, drayage, container storage, container stacking, overweight container transloading, etc.
- Rehab Completed:
 - » New 25' Rolling Gate and 8' existing block wall with wrought Iron Fence facing Alameda.
 - » New 8' Wrought Iron Fence and New 35' Gate installed along M Street
 - » New Guard Rails and 2 New Load Levelers will be installed at the dock platform.
 - » Exterior lighting will be installed in yard and fresh paint throughout the property.
 - » Pole Sign with Alameda frontage.
 - » \pm 5 Stripped Parking stalls in front of building.
 - » New Roof, new HVAC in offices and fresh paint/flooring throughout.
 - » New 2 Roll Up Industrial Doors in the warehouse. Drive thru capability.
 - » New Electrical wiring throughout and Electrical Panel 200-amp 120/240 volt, 3 phase 4 wire DELTA.
 - » New Recessed Lights, new water heater and new exterior lighting.
 - » New "Turn Key" Offices, 3 Restrooms with new fixtures and kitchenet
 - » New Asphalt yard
 - » New waterlines & plumbing

Asking Purchase Price:
\$8,495,000 (\$188 PSF)

**Reduced from \$8,975,000 (\$199 PSF)*

Asking Lease Rate:
\$0.90 PSF NNN

**Reduced from \$1.10 PSF NNN Per Month*

Contact us:

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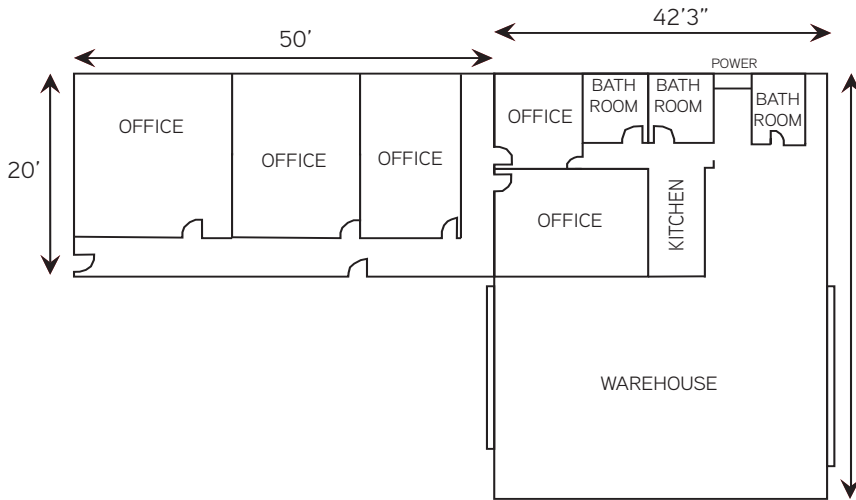
Colliers International

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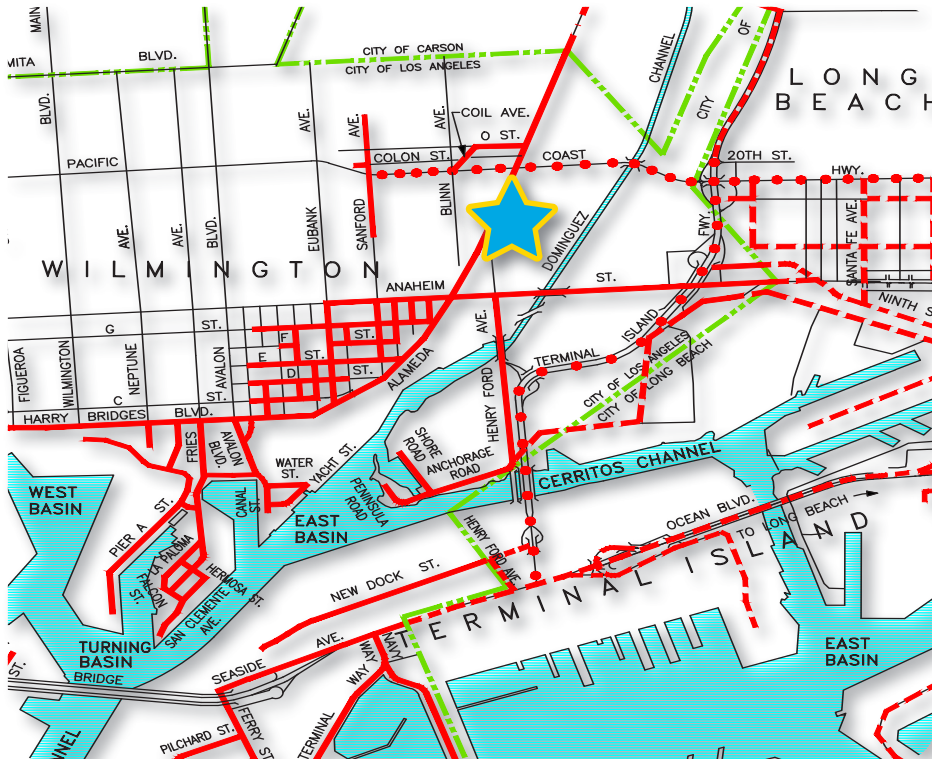
Accelerating success.

Location

Building Floor Plan



Overweight Container Corridor Map



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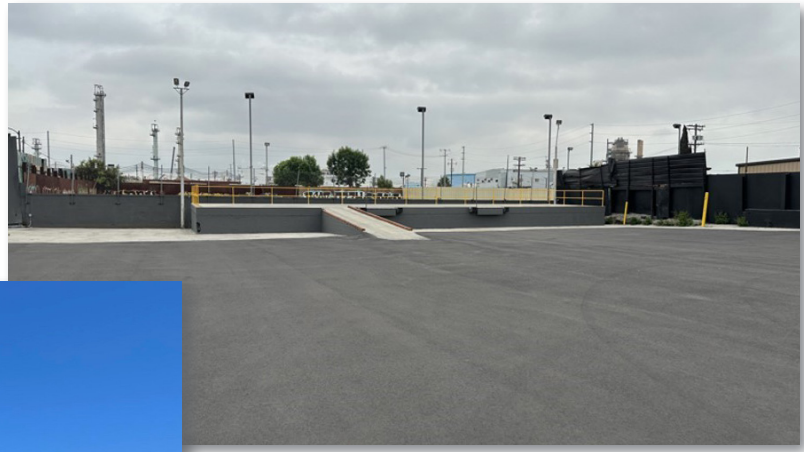
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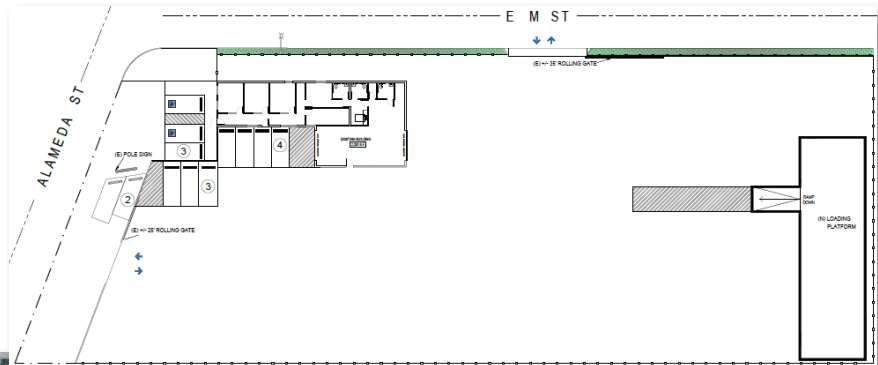
Photos



Location

Site Plan

Aerial



Map



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