

INDUSTRIAL PROPERTY FOR SALE OR LEASE

36,000± SF Building on 46,832± SF of Land



18020 S BROADWAY, CARSON, CA 90248

18020 S BROADWAY
CARSON, CA 90248

Property Details

Total Building Area	36,000± SF
Building 1 (Warehouse)	17,500± SF
2 Offices/Break Room (1,000± SF)	
Building 2 (2-Story Warehouse/Office)	5,000± SF
Offices/Showroom/Conference Room/Warehouse	
Building 3 (Warehouse/Storage)	1,500± SF
Building 4 (Warehouse)	12,000± SF
Land Area	46,832± SF
Year Built	1958
Construction	Brick & Metal
Power	800 Amps/240-480 Volts/3-Phase
Clearance Height	14´
Ground Level Loadings Doors	4: 16´W x 14´H
Surface Parking	10± Vehicles
Elevator	No
Restrooms	3
Zoning	CAMH
APN	7339-002-001
Frontage	117´ on Broadway

Property Highlights

- Carson owner/user or investor purchase opportunity
- Property currently undergoing complete renovation
- 4 buildings on 1 acre of land
- Currently 100% vacant
- Parking for 10± vehicles at front (more tandem spaces possible along side of buildings)
- Heavy power service
- Good ceiling clearance
- 4 ground level loading doors
- Great location just south of the Artesia (91) Freeway and 2 blocks east of the Harbor (110) Freeway
- Adjacent to City of Gardena
- PHASE I ENVIRONMENTAL AVAILABLE FOR REVIEW

Asking Price: \$7,000,000 (\$194.44 Per SF)

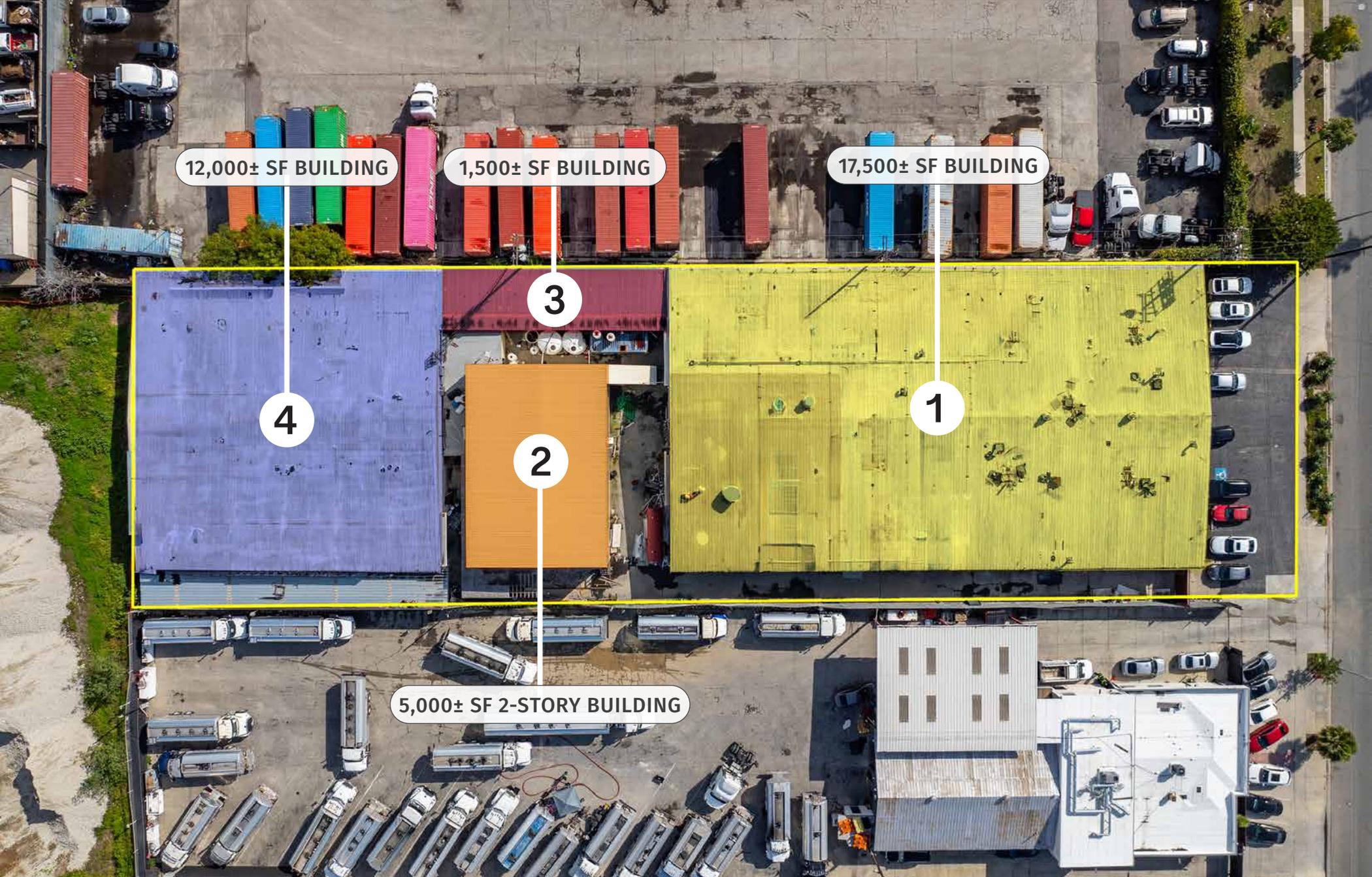
Lease Rental: \$1.00 Per SF Gross

EXTERIOR PHOTO





AERIAL PHOTO



12,000± SF BUILDING

1,500± SF BUILDING

17,500± SF BUILDING

4

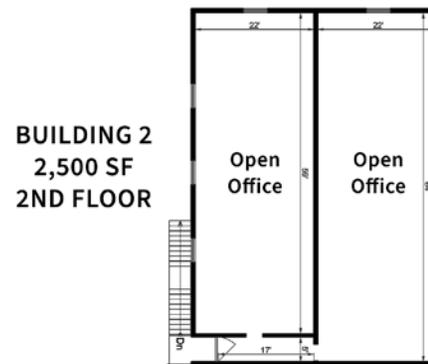
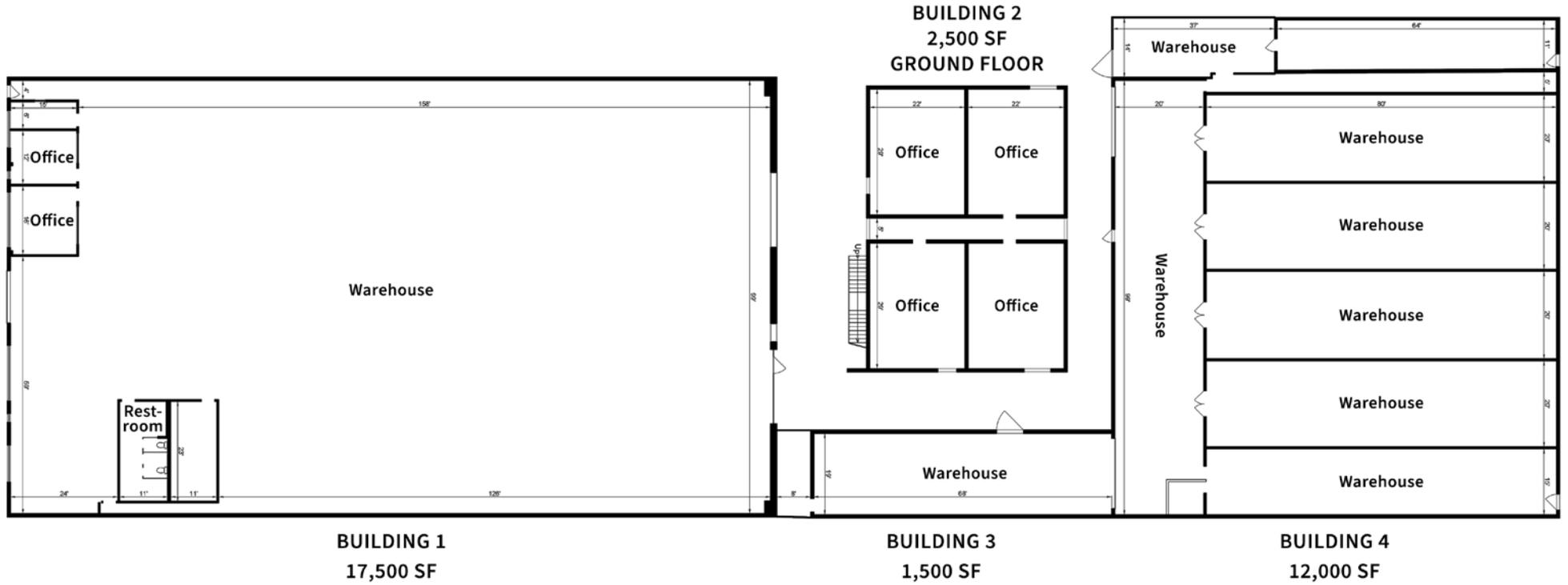
3

2

1

5,000± SF 2-STORY BUILDING

SITE PLAN

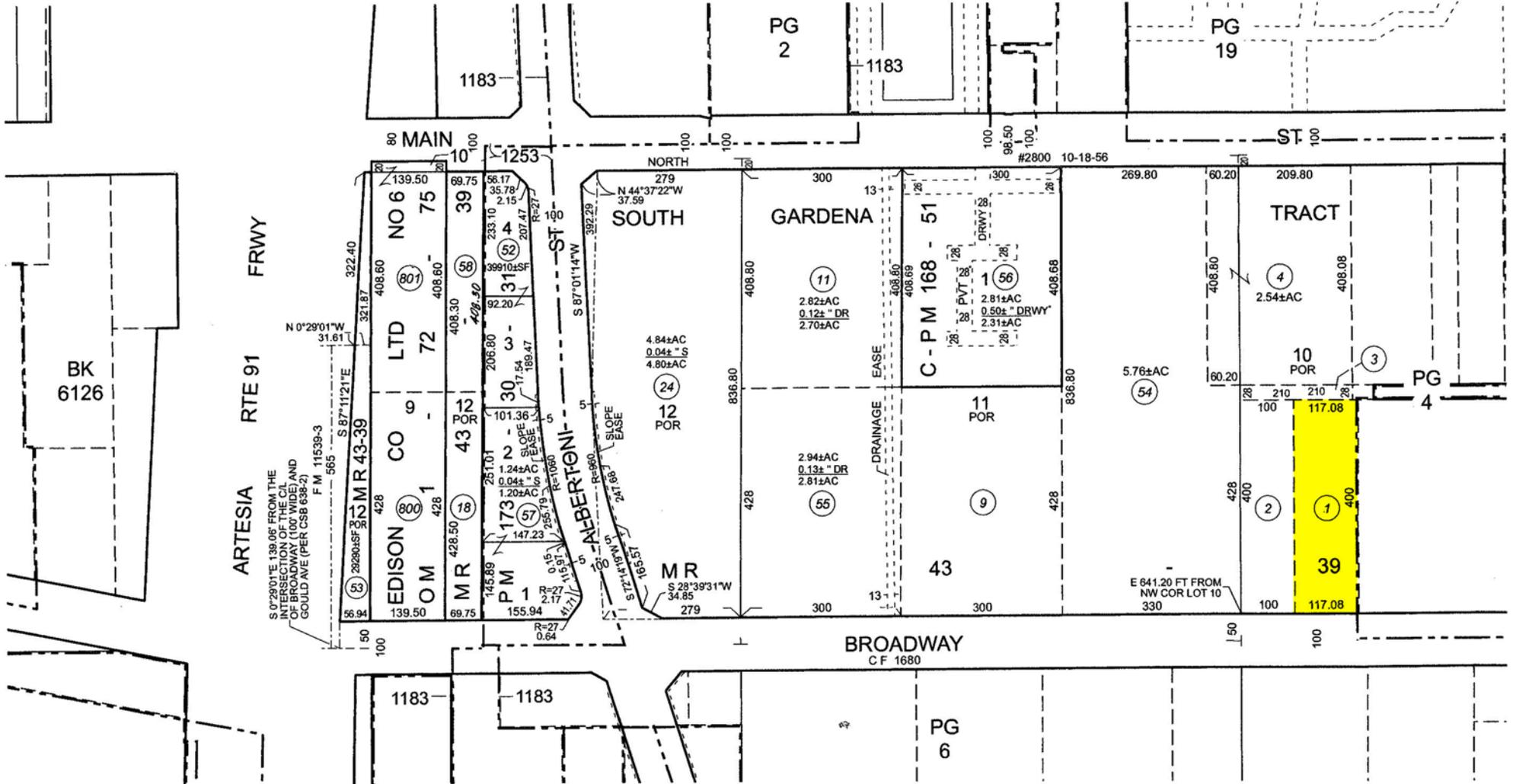


PLAT MAP

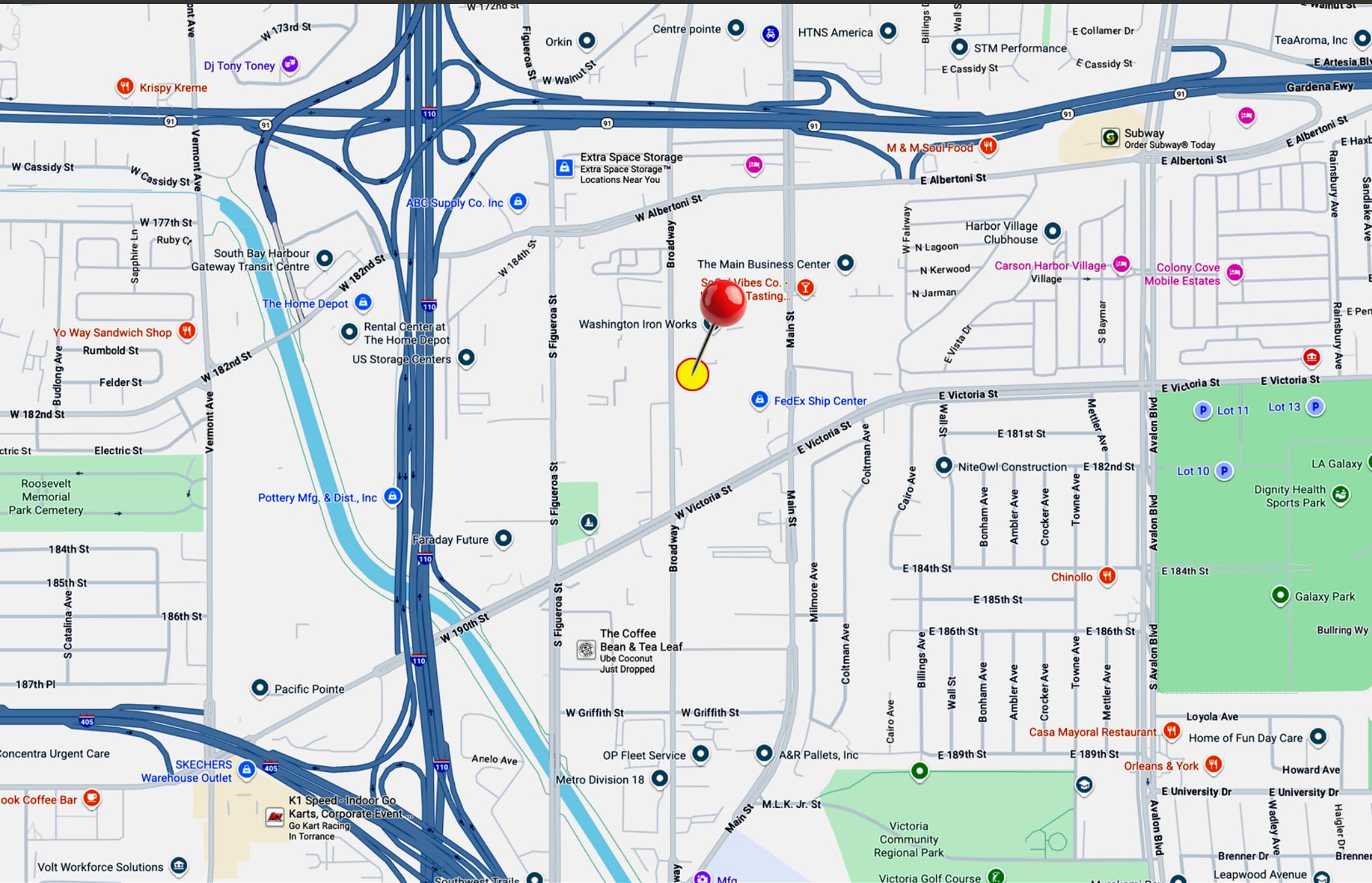


MAPPING AND GIS SERVICES
SCALE 1" = 200'

STREET LINES PER M R 43-39 ARE CONSIDERED THE LOT LINES IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE MEASURED FROM THE CENTERLINES OF THE STREET

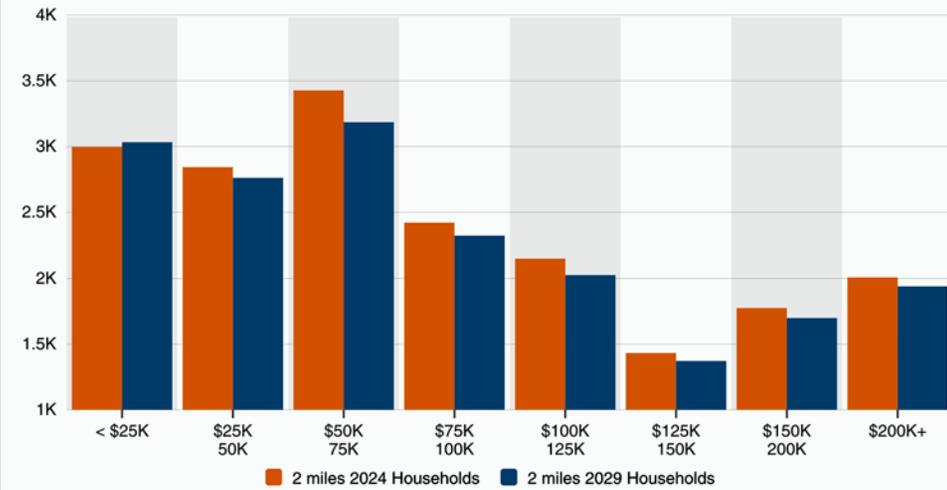


AREA MAP

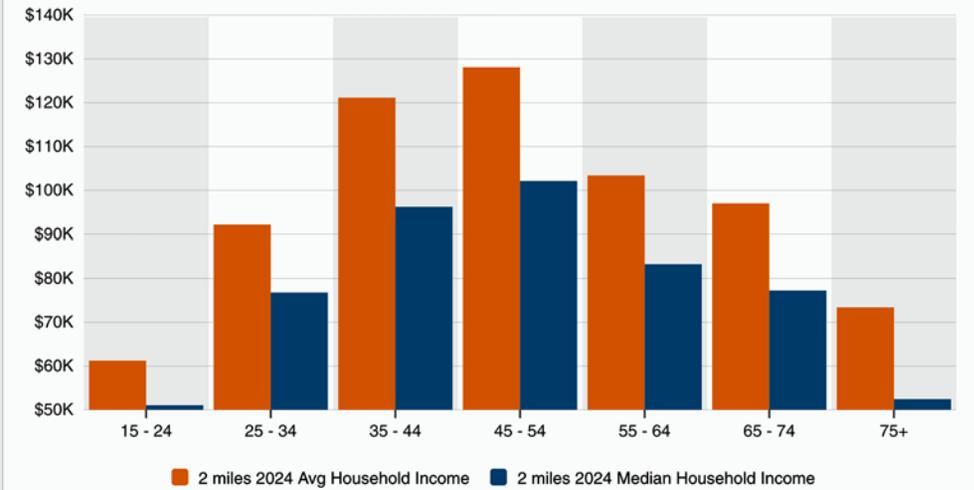


NEIGHBORHOOD DEMOGRAPHICS

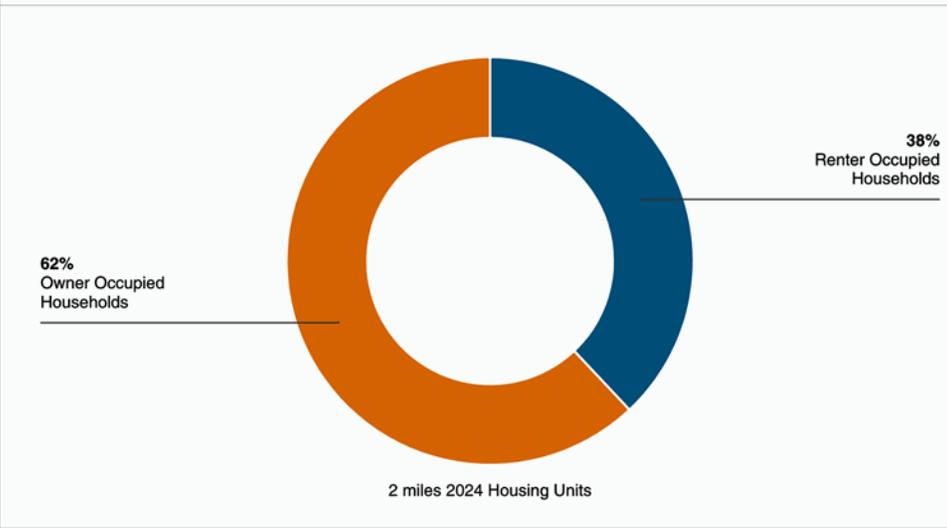
Household Income



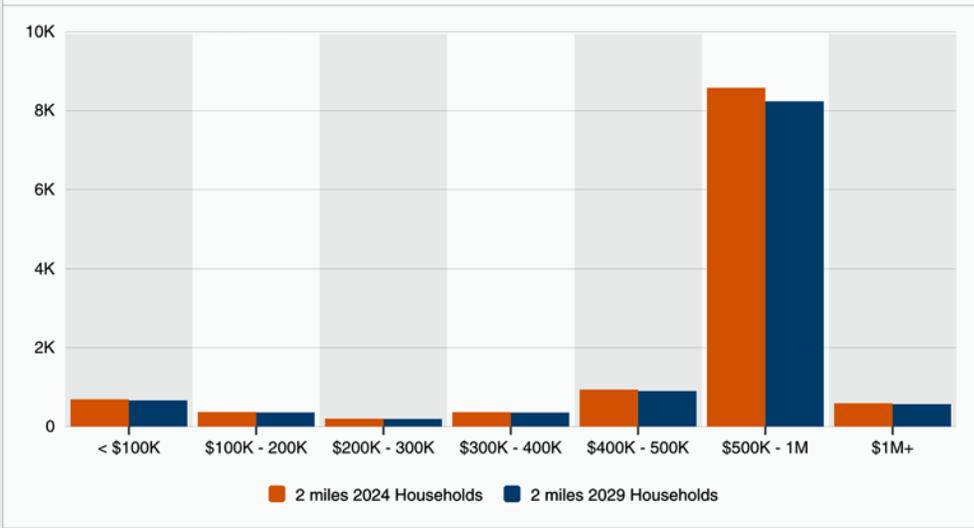
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE *Prices Reduced!*

36,000± Light Industrial Building
Divisible to 5,000 SF—12,000 SF—17,500 SF
46,832± SF of Land

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Sion Khakshour
Senior Associate
213.342.3384 office
213.210.7492 mobile
sion@majorproperties.com
DRE Lic. 00697373



18020 S BROADWAY, CARSON, CA 90248

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists