

INDUSTRIAL PROPERTY FOR SALE OR LEASE

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

Prices Reduced! Seller Motivated!



18020 S BROADWAY, CARSON, CA 90248

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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	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 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

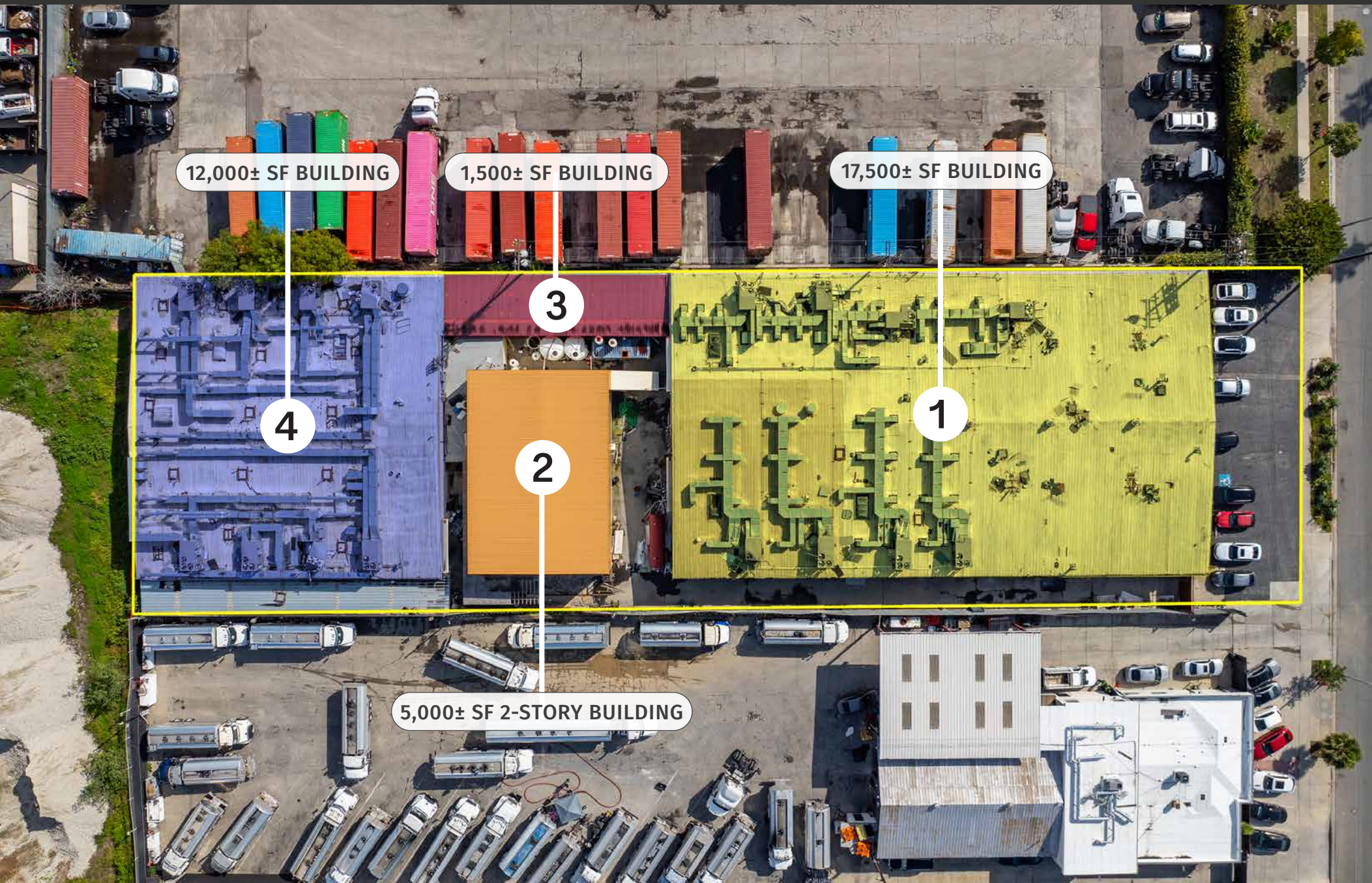
Asking Price: ~~\$8,100,000~~ \$7,500,000 (\$208 Per SF)

**Lease Rental: Building 1—\$1.25 Per SF Gross
Buildings 2-4—\$1.00 Per SF Gross**

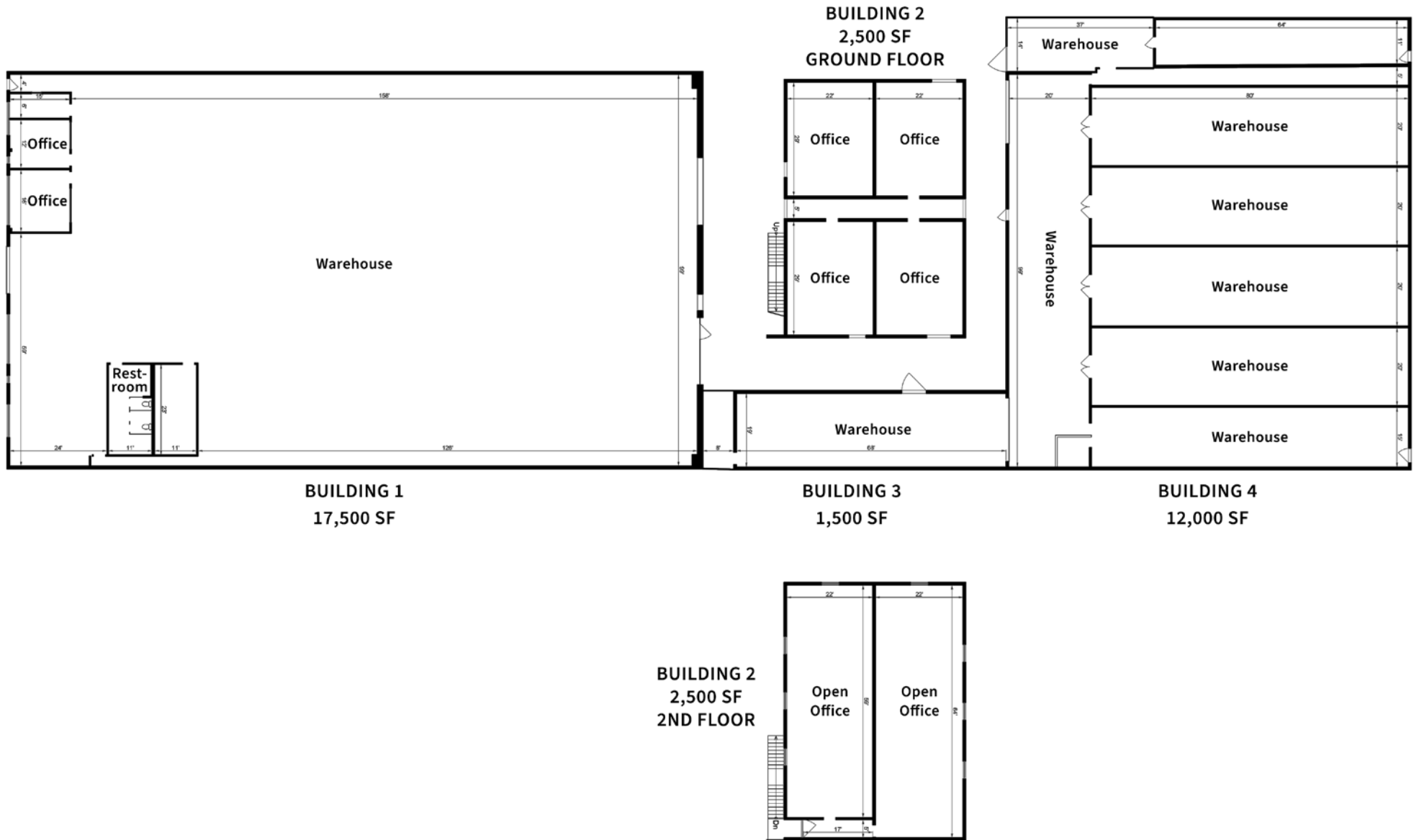
EXTERIOR PHOTO



AERIAL PHOTO



SITE PLAN

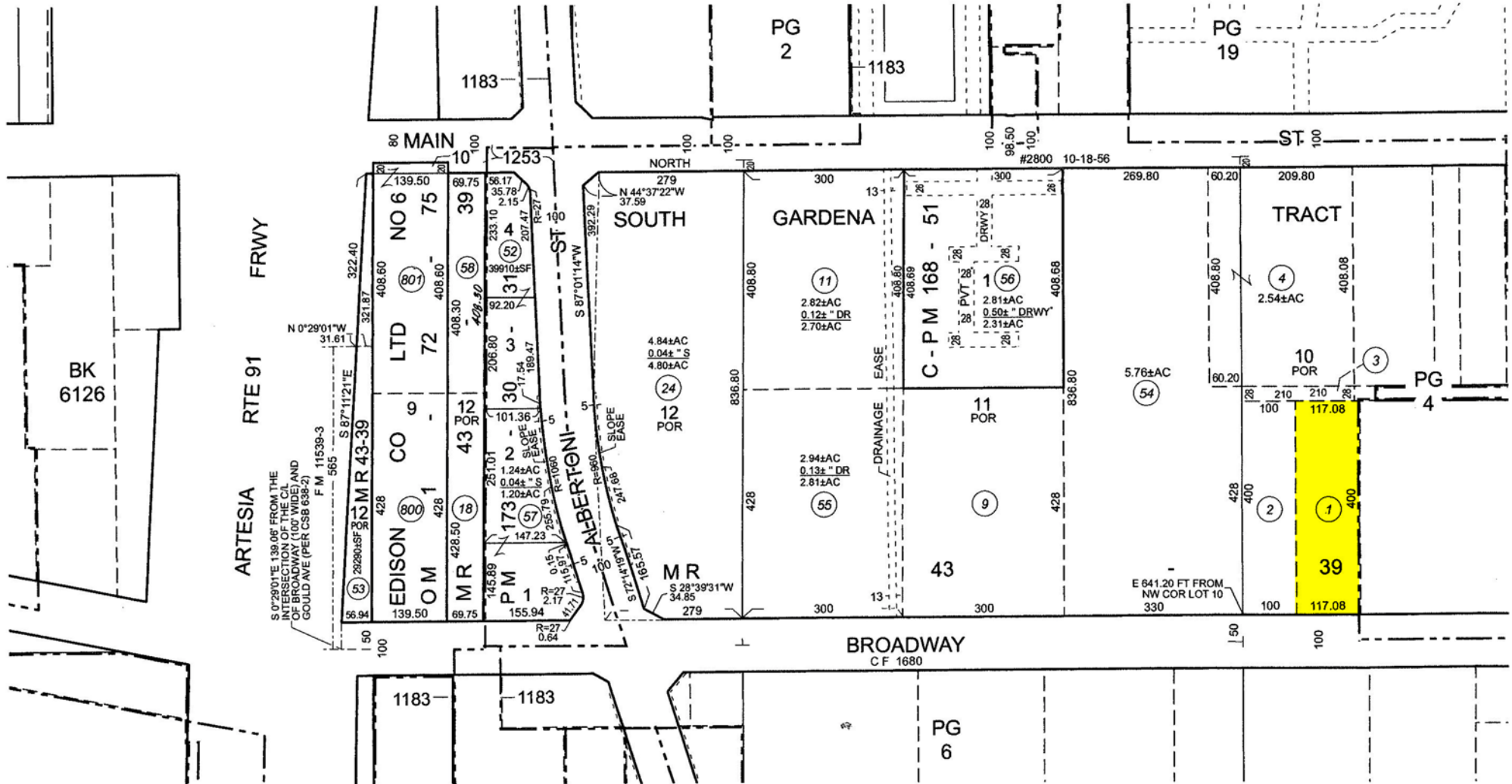


PLAT MAP

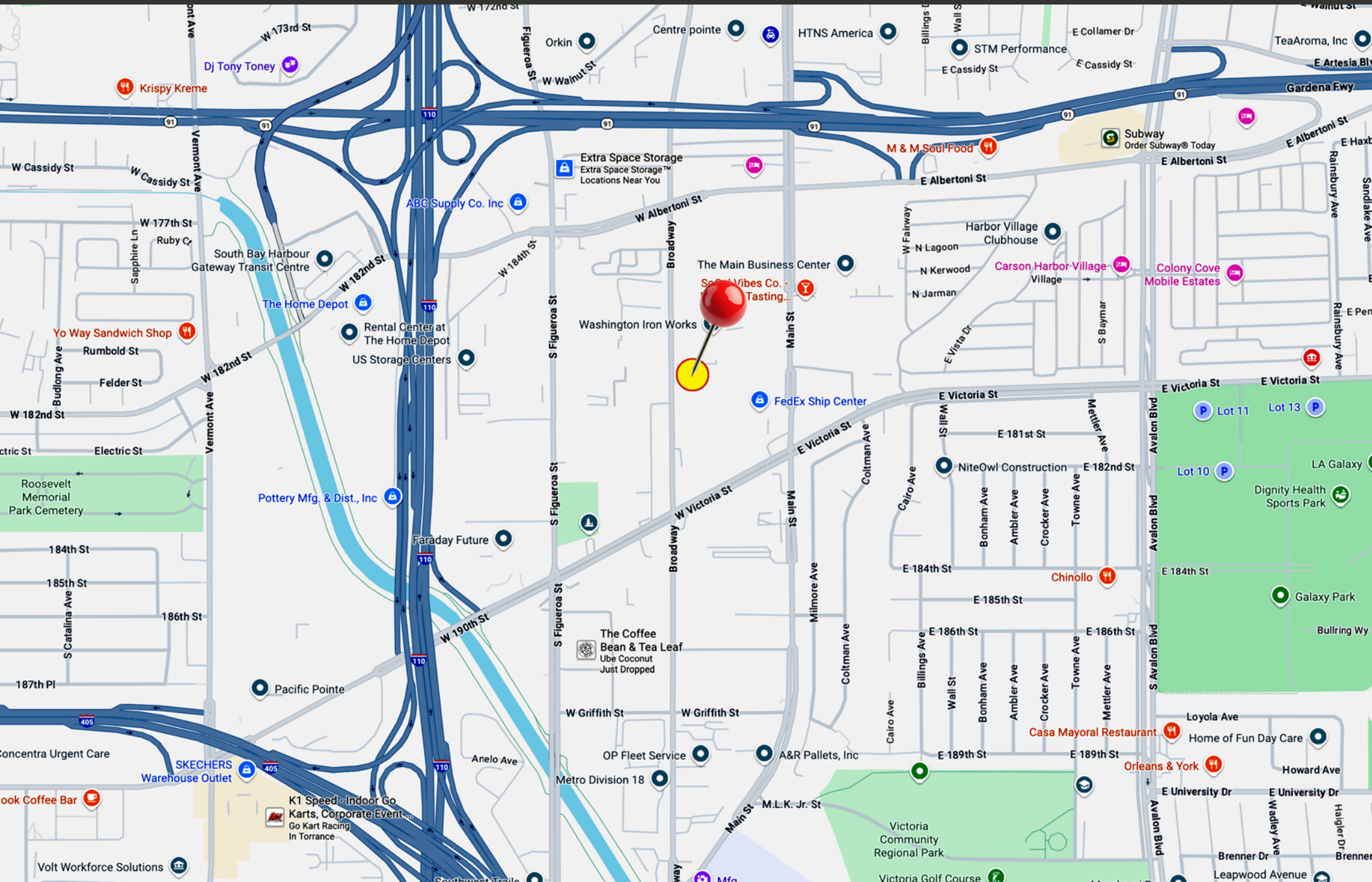


MAPPING AND GIS
SERVICES
SCALE 1" = 200'

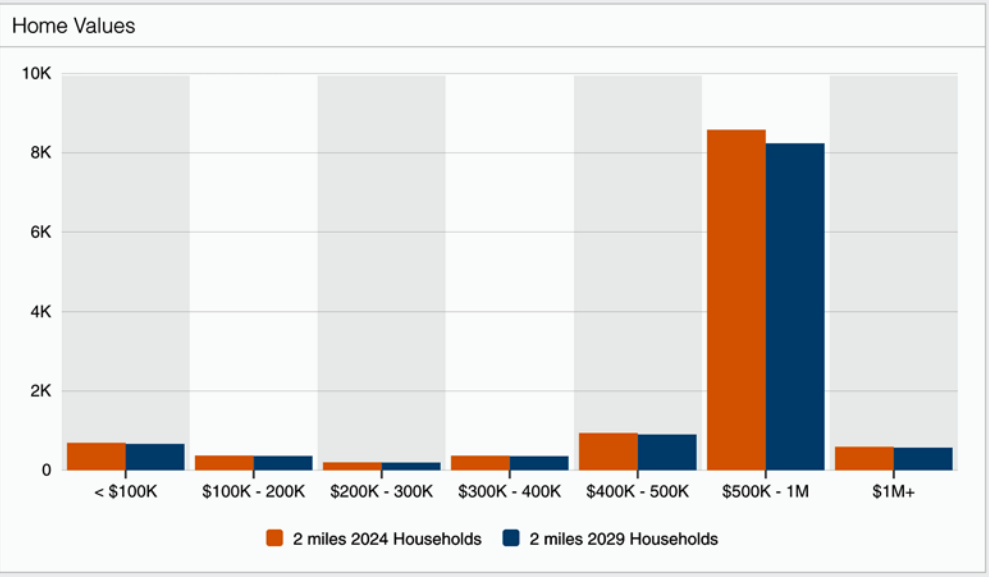
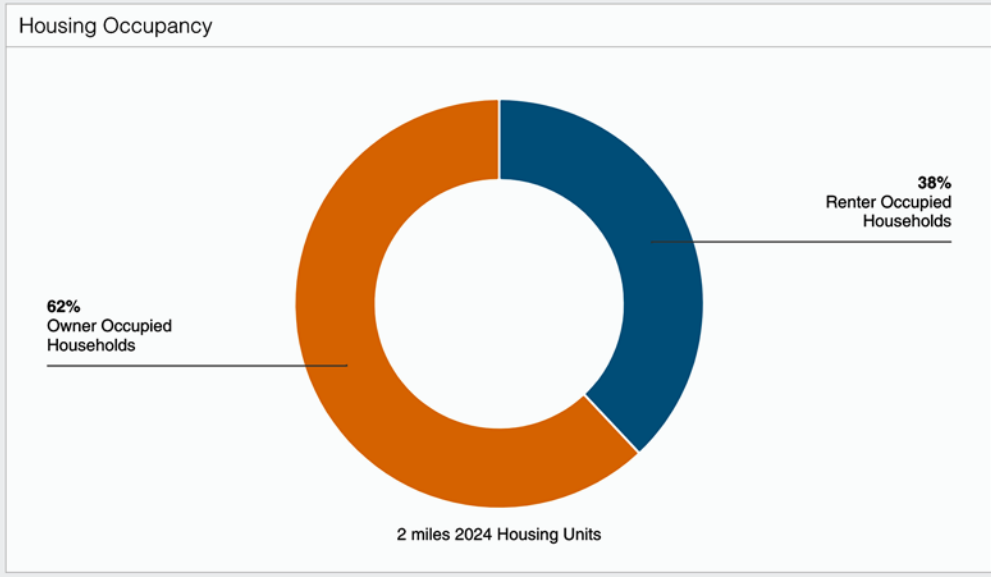
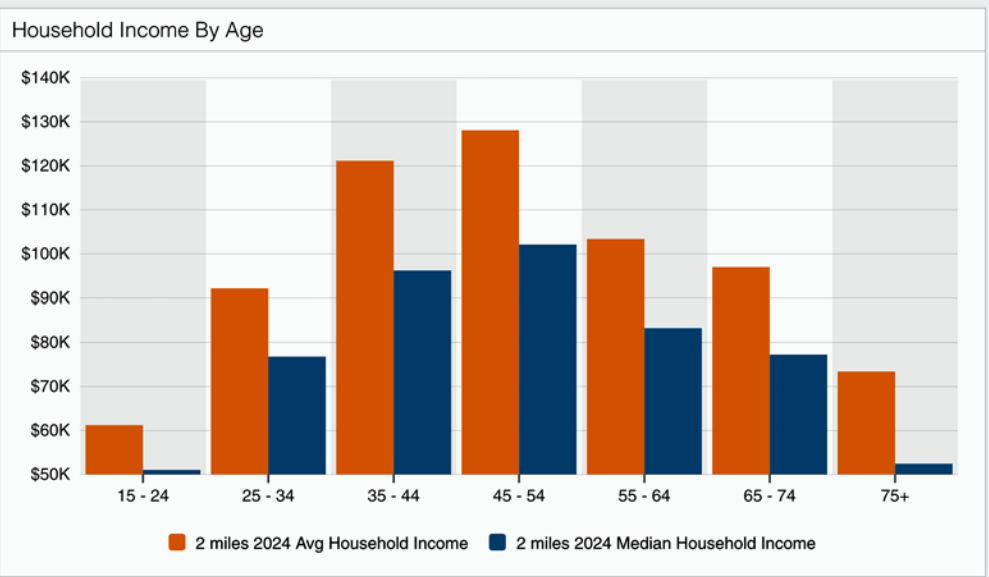
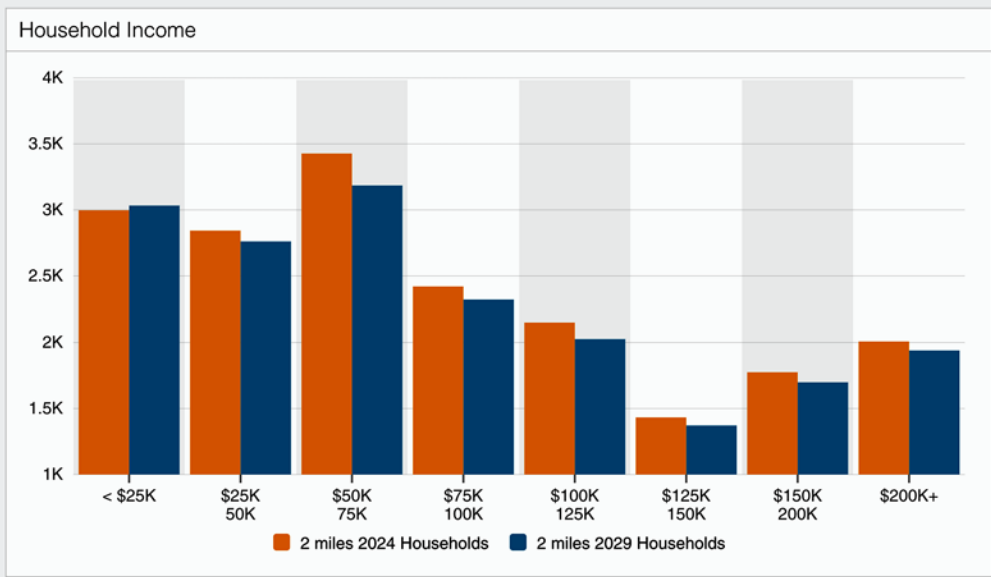
STREET LINES PER M R 43-39 ARE CONSIDERED THE LOT LINES
IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE
MEASURED FROM THE CENTERLINES OF THE STREET



AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR SALE OR LEASE

Prices Reduced!

36,000± Light Industrial Building
Divisible to 1,500 SF—5,000 SF—12,000 SF—17,500 SF
46,832± SF of Land

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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