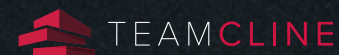


16525
S AVALON BLVD
CARSON • CA 90746

**±103,594 SF INDUSTRIAL BUILDING ON
±157,310 SF OF LAND FOR SUBLEASE**

AVAILABLE UNITS: ±6,952 SF, ±9,152 SF & 38,957 SF





Located at 16525 S Avalon Blvd, Carson, CA 90746, this industrial building offers 103,594 SF of warehouse and office space on a 3.61-acre (157,310 SF) lot in the Carson/Compton submarket. Built in 1967, the property features a 20-foot clear height, heavy power (1,000 Amps, 480V, 3-Phase, 4-Wire), and good truck loading with both ground-level and dock-high doors. The building includes 5,958 SF of office space with 10 offices, 2,979 SF of finished mezzanine, six restrooms, and 97 parking spaces with a 0.9:1 ratio. The site is fenced and paved, fully sprinklered, and zoned ML, making it ideal for warehouse or manufacturing uses. While the warehouse is not HVAC-equipped, the office areas have heat and AC. Additional highlights include a fenced yard, no rainwater, and property taxes of \$102,638 in 2024. The building is available for sublease, with lease rates and terms negotiable, and possession available within 30 days. This is one of the best-priced industrial buildings in the South Bay.



**Good Truck
Loading**



**Great Warehouse
or Manufacturing
Building**



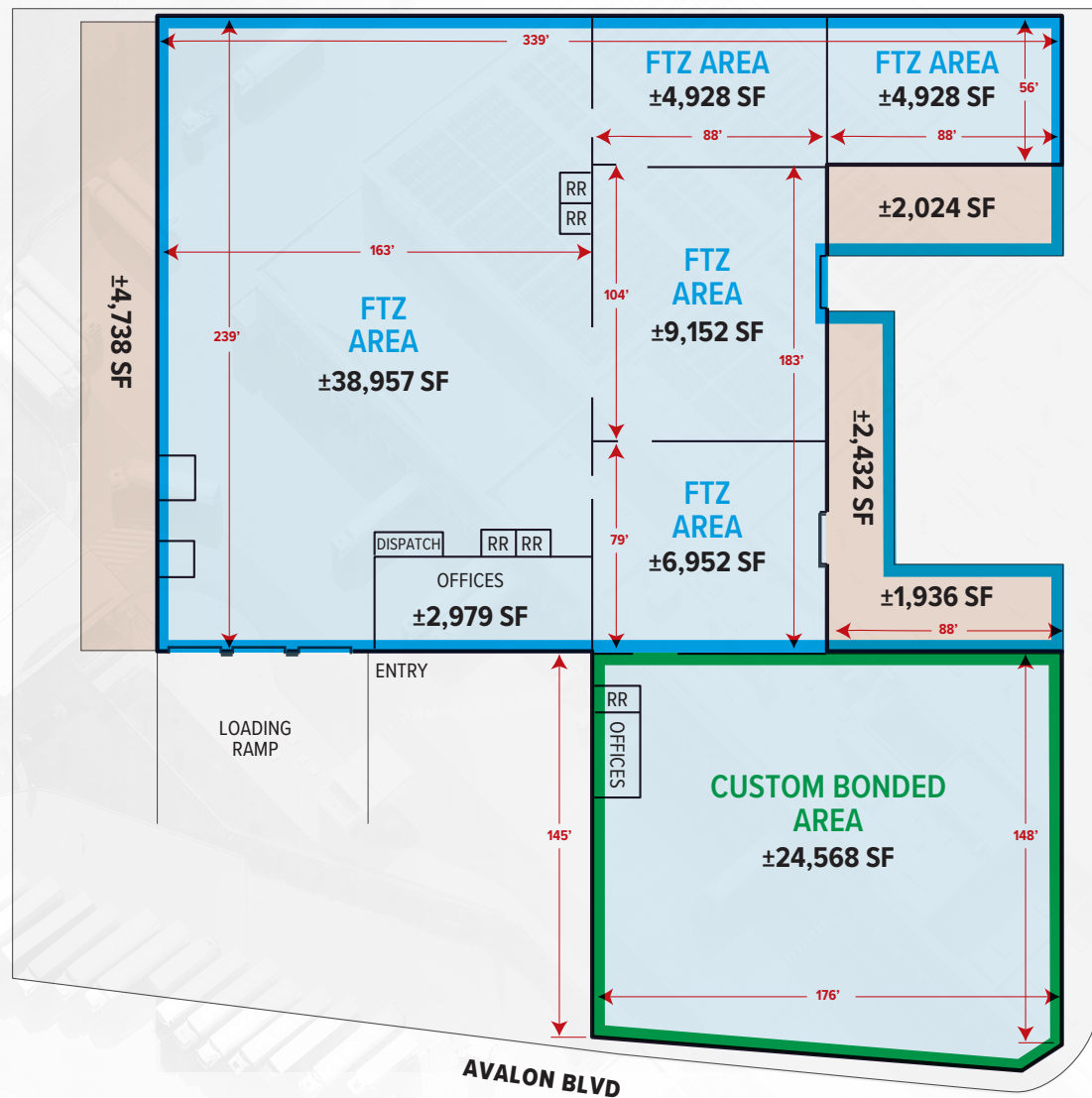
Heavy Power



Divisible

Available SF	±103,594
Minimum SF	±9,152
Clear Height	20'
Sprinklered	Yes
Prop Lot Size	3.61 AC / ±157,310
Term	Acceptable To Owner
Yard	Fenced/Paved
Office SF	±5,958
Finished Office Mezzanine	±2,979
Included in Available	Yes
Possession Date	30 Days
Const Status/Year Blt	Existing / 1967
For Sale	NFS
Parking Spaces	97
Rail Service	No
GL Doors	6
DH Doors	6
Specific Use	Warehouse/Office
Office HVAC	Yes
Zoning	ML
Market/Submarket	Carson/Compton
APN	6126-011-022
Power	A: 1000 V: 480/480 Ø: 3 W: 4

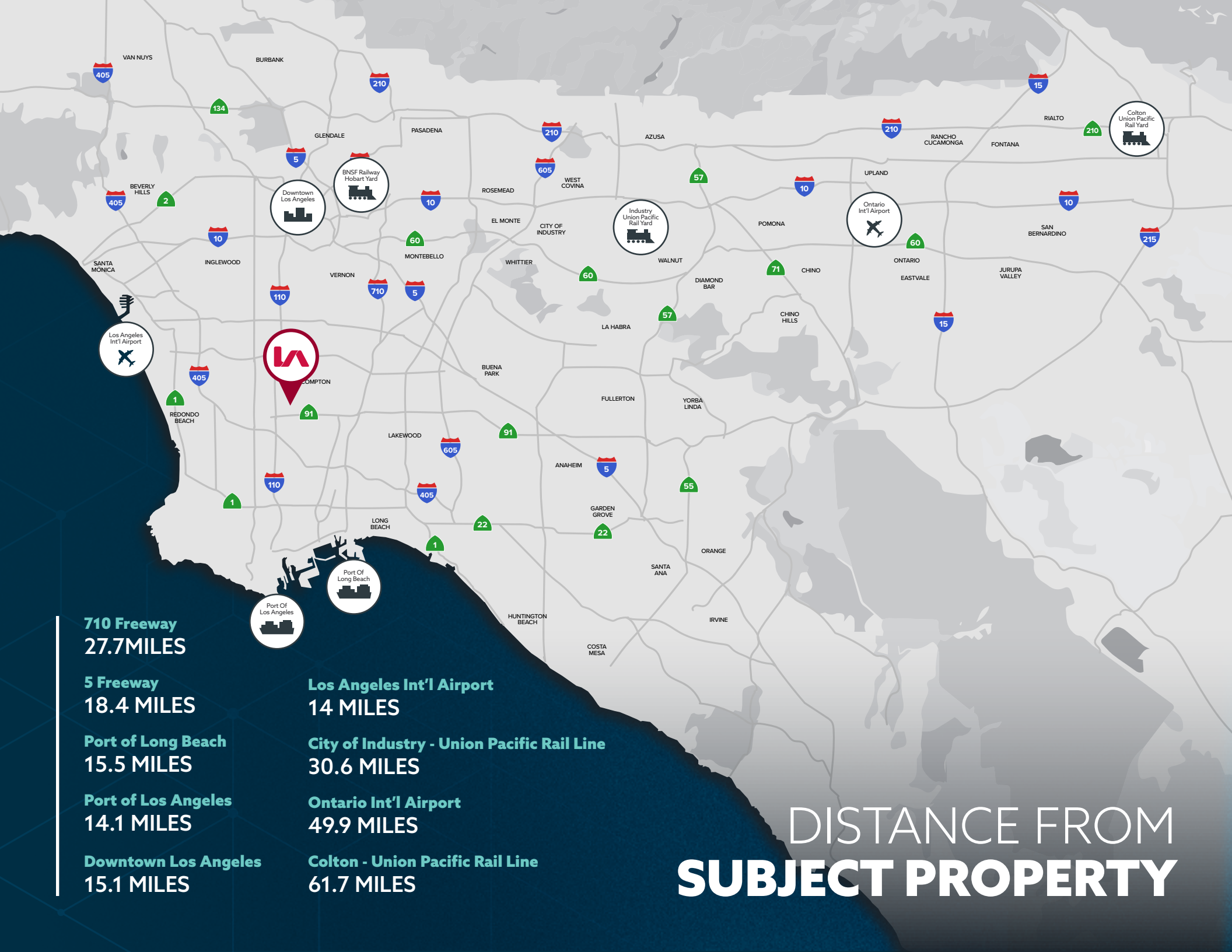
PROPERTY INFORMATION



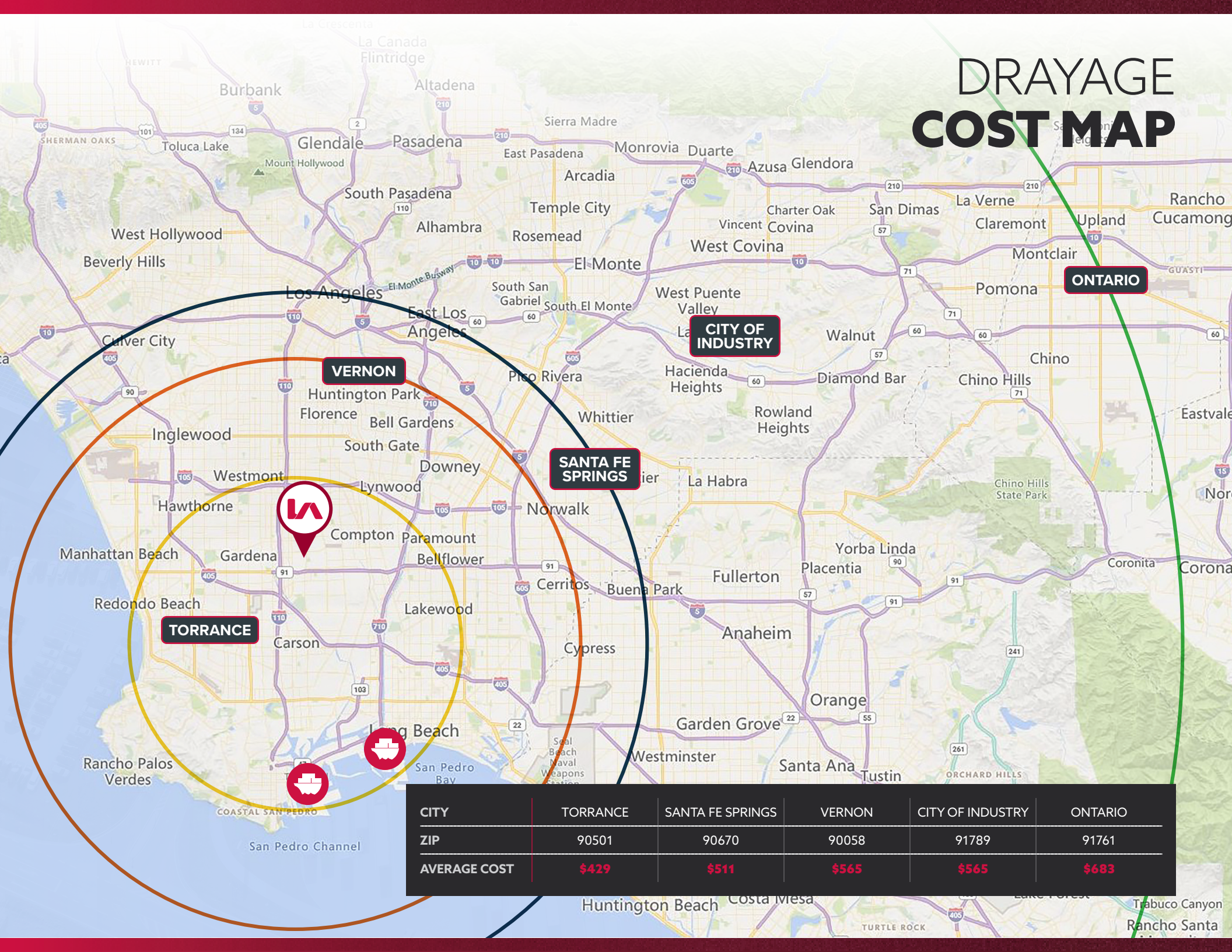
PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683



For More Information,
Please Contact

Jack R. Cline, Jr.

President

jcline@lee-associates.com

213.590.3512

LIC NO 00854279

TEAM-CLINE.COM

Peter D. Bacci SIOR

Executive Vice President

pbacci@lee-associates.com

323.767.2022

LIC NO 00946253

16525
S AVALON BLVD
CARSON • CA 90746

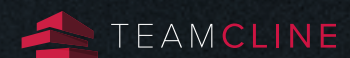
Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012
5675 Telegraph Rd, Ste 300
Commerce, CA 90040

323.922.3832

Lee & Associates | Commerce
CORP ID 01125429

323.720.8484



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.