



Property Name: Avalon Business Park II
Address: 711 E Gardena Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Gardena Blvd

6,598 SF Unit w/New Roof & Newer HVAC
 1,300 SF Office Area
 5,300 SF Shop/Warehouse Area
 Two (2) Loading Doors (12'x14' & 10'x10')
 18' Clearance - Clear Span - Fire Sprinklers
 Quick Access to 91, 110 & 405 Freeways

Lease Rate/Mo: \$8,248	Sprinklered: Yes	Office SF / #: 1,300 SF / 4
Lease Rate/SF: \$1.25	Clear Height: 18'	Restrooms: 2
Lease Type: Gross / Op. Ex: \$0.05	GL Doors/Dim: 2 / 12'x14'; 10'x10'	Office HVAC: Heat & AC
Available SF: 6,598 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 648 SF
Minimum SF: 6,598 SF	A: 200 V: 120/208 O: 3 W: TBD	Include In Available: Yes
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: Acceptable to Owner	Const Status/Year Blt: Existing / 1981	Include In Available: No
Sale Price: \$1,682,500.00	Whse HVAC: No	Possession: Now
Sale Price/SF: \$255.00	Parking Spaces: 5 / Ratio: 0.8:1/	Vacant: Yes
Taxes:	Rail Service: No	To Show: Call broker
Yard: No	Specific Use: Warehouse/Distribution	Market/Submarket: Gardena/North Compton
Zoning: ML-D		APN#: 6140-001-039
Listing Company: Daum Commercial		
Agents: Joe Smith 310-538-6724		
Listing #: 42717487	Listing Date: 06/03/2025	FTCF: CB500Y125S250
Notes: Bonus commission rate - 5% to Lessee's broker for the original term. Additional parking available. Buyer to verify all above information including but not limited to power, zoning, permitted office size. New Roof & Newer HVAC.		