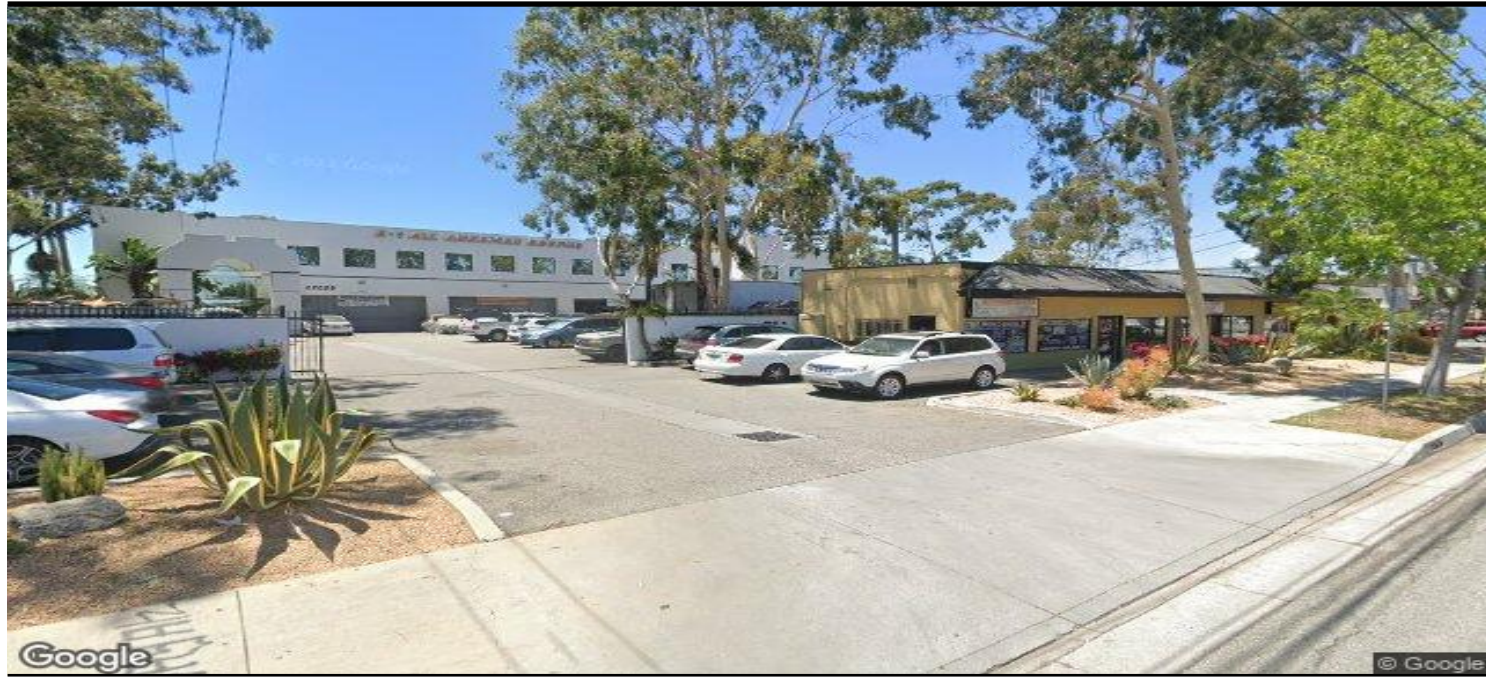


Available SF 16,092 SF Industrial Investment For Sale Building Size 16,092 SF



Address: 22017-22029 S Figueroa St (Portfolio), Carson, CA 90745
Cross Streets: S Figueroa St/W 220th St

Prime 110 Freeway Identity at an On/Off Ramp
 Current Commercial Uses Include Office,
 Retail, Automotive, and Contractor's Yard
 Most Tenants on MTM Leases
 Abundant Parking
 Cell Tower Lease Income Included

Sale Price:	\$9,022,395.00	Sprinklered:	No	Office SF / #:	5,424 SF
Sale Price/SF:	\$560.68	Clear Height:	12'	Restrooms:	2
Available SF:	16,092 SF	GL Doors/Dim:	5	Office HVAC:	Heat & AC
Prop Lot Size:	0.89 Ac / 38,668 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	5,424 SF
Taxes:	\$6,984 / 2024	A: 200 V: 220 O: 3 W: 4		Include In Available:	Yes
Yard:	Fenced/Paved	Construction Type:	Framed	Unfinished Mezz:	0 SF
Zoning:	CG	Const Status/Year Blt:	Existing / 1947R96	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	48 / Ratio: 3.0:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Mixed Use	Market/Submarket:	Carson/Compton
				APN#:	7341-001-083,7341-001-09

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:chuck.brill@daumcommercial.com)

Listing #: 41885834 **Listing Date:** 02/06/2025 **FTCF:** CB000N000S250

Notes: APN's 7341-001-083 and -095. Three cell tower leases included. 3.90% current CAP Rate. 4.47% Proforma CAP Rate. Can be purchased for \$4,425,300 without cell tower income.