

Available SF 5,000 SF

Industrial For Lease

Building Size 10,000 SF



Address: 22624 Avalon Blvd, Carson, CA 90745
Cross Streets: S Avalon Blvd/E Watson Center Rd

Heavyweight Corridor
 Functional Industrial Unit
 High Visibility Intersection
 Various Uses Excepted
 Fenced Shared Yard

Lease Rate/Mo:	\$8,500	Sprinklered:	No	Office SF / #:	1,000 SF / 2
Lease Rate/SF:	\$1.70	Clear Height:	12'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	2 / 1:11'x10'; 1:18'x10'	Office HVAC:	Heat & AC
Available SF:	5,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,000 SF	A: 200 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1959	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio:	2.0:1	Vacant:	Yes
Taxes:	\$3,724 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Carson/Compton
Zoning:	ML-D			APN#:	7315-005-042
Listing Company:	The Klabin Company				
Agents:	Michael Ouellette 310-329-9000				
Listing #:	44913128	Listing Date:	05/19/2026	FTCF:	CB300N000S000/A0AA
Notes:	Fenced and shared yard. Lessee to verify all information contained herein.				



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

