

# WILMINGTON INDUSTRIAL PARK

INDUSTRIAL UNITS

FOR LEASE

830 & 846 WATSON AVE | 831 & 845 MAHAR AVE | WILMINGTON, CA 90744



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY OVERVIEW

830 & 846 Watson Ave and 831 & 845 Mahar Ave are ideally situated in Wilmington, CA, offering immediate access to the I-710, I-110, and I-405 freeways.

The project sits within close proximity to the Ports of Los Angeles and Long Beach, making it an ideal location for small-bay industrial users looking to capitalize on one of the most infill, port-adjacent submarkets in the greater Los Angeles area.

The available units range from 1,559 to 2,529 SF and feature clean, refurbished industrial space within a professionally managed industrial park.

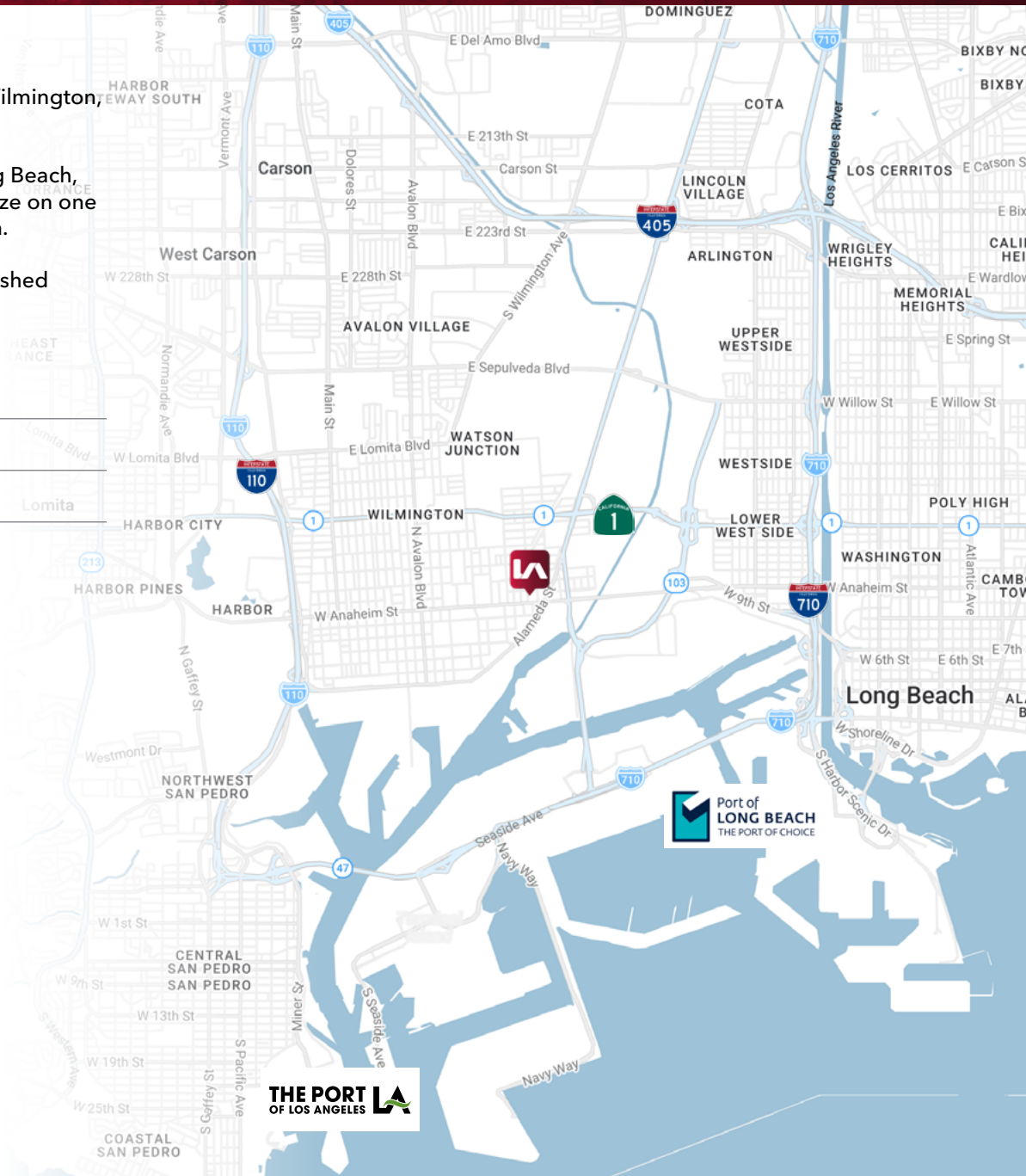
## PRICING SUMMARY

<b>Space Available</b>	±1,559 - ±2,529 SF
<b>Lease Rate</b>	\$0.55 / SF NNN + \$0.50 OPEX

## PROPERTY HIGHLIGHTS

- ±1,559 - ±2,529 SF Industrial Units Available
- Clean & Refurbished Industrial Units
- Professionally Managed Industrial Park
- Secured and Gated Parking Lot
- Adjacent to the Los Angeles and Long Beach Ports
- Close Access to Downtown Long Beach Amenities
- Each Unit is Individually Metered for Electricity
- Water, Trash & Landscaping Included in the Operating Expenses
- 3-D Matterport Virtual Tour Available
- Zoning: LAMR2, Restricted Light Industrial Zone, City of Los Angeles

[Click Here for Allowable Uses](#)





## 831 MAHAR AVE

### UNIT C

<b>SIZE</b>	1,559 SF
<b>RATE</b>	\$1.05 / SF Total (\$1,636.95 / Month)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Available Now</li> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse</li> <li>• 100 Amps, 3 Phase, 240 V Power</li> </ul>

**3D TOUR** [CLICK HERE](#)

### UNIT E

<b>SIZE</b>	1,559 SF
<b>RATE</b>	\$1.05 / SF Total (\$1,636.95 / Month)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Available Now</li> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse</li> <li>• 100 Amps, 3 Phase, 240 V Power</li> </ul>

**3D TOUR** [CLICK HERE](#)



## 846 WATSON AVE

### UNIT C

<b>SIZE</b>	2,236 SF
<b>RATE</b>	\$1.05 / SF Total (\$2,347.80 / Month)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 2 Offices, Mezzanine, 2 RR, Warehouse</li> <li>• 150 Amps, 3 Phase, 240 V Power</li> </ul>

**3D TOUR** [CLICK HERE](#)

### UNIT D

<b>SIZE</b>	1,772 SF
<b>RATE</b>	\$1.05/SF Total (\$1,860.60 / Month)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse</li> <li>• 150 Amps, 3 Phase, 240 V Power</li> </ul>

**3D TOUR** [CLICK HERE](#)

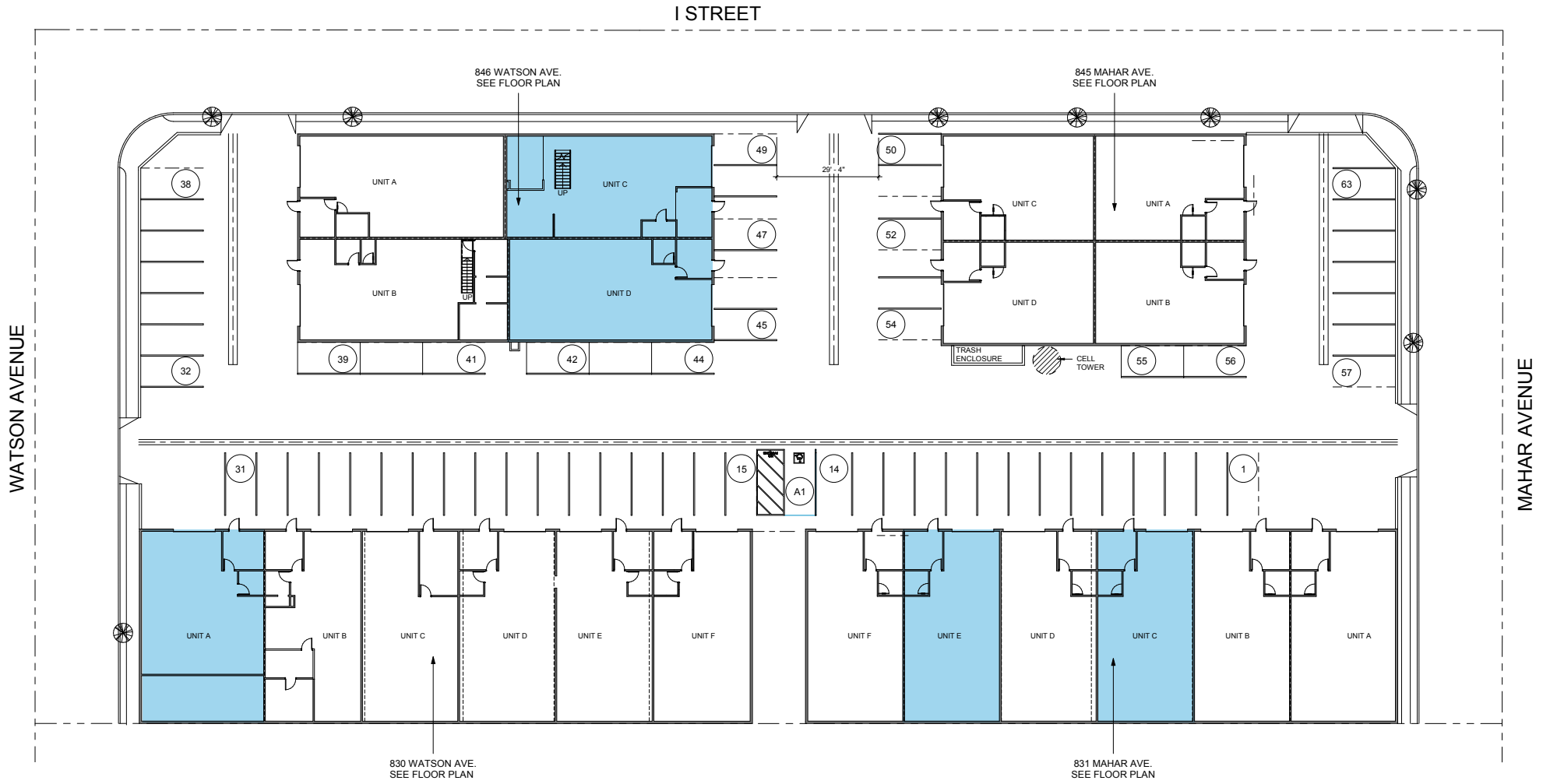


## 830 WATSON AVE

### UNIT A

<b>SIZE</b>	2,529 SF
<b>RATE</b>	\$1.05 / SF Total (\$2,655.45 / Month)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Available Now</li> <li>• 1 12' x 12' GL Door</li> <li>• 15' Clear Height</li> <li>• 1 Office, 1 RR, Warehouse, Mezzanine</li> <li>• 100 Amps, 3 Phase, 240 V Power</li> </ul>

**3D TOUR** [CLICK HERE](#)

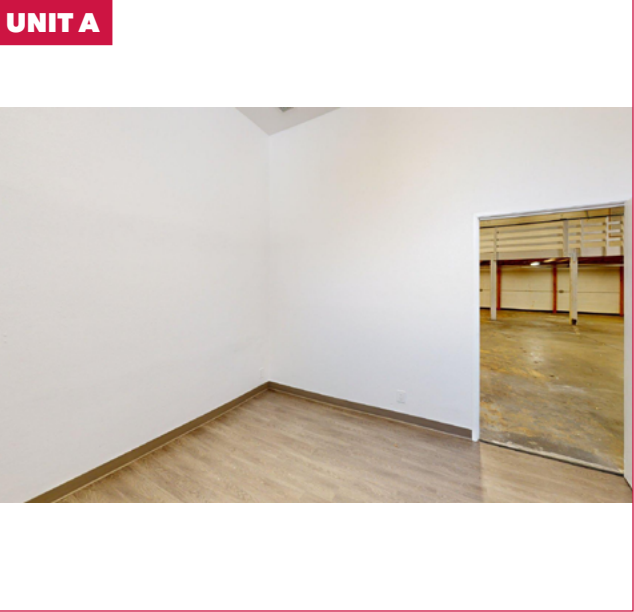
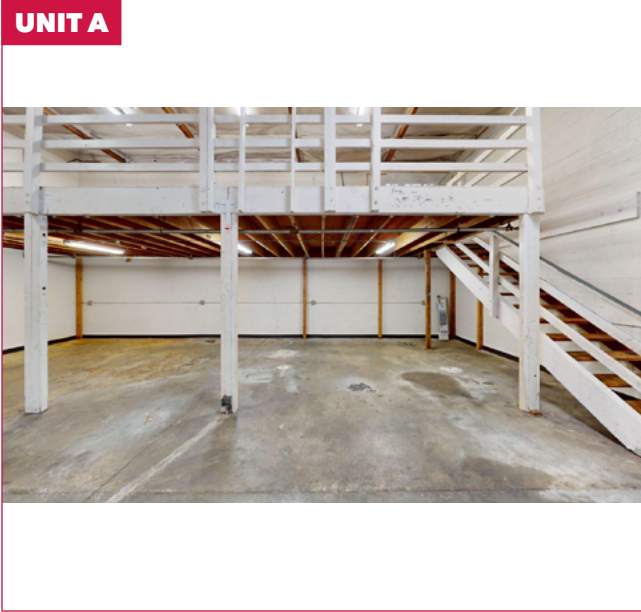
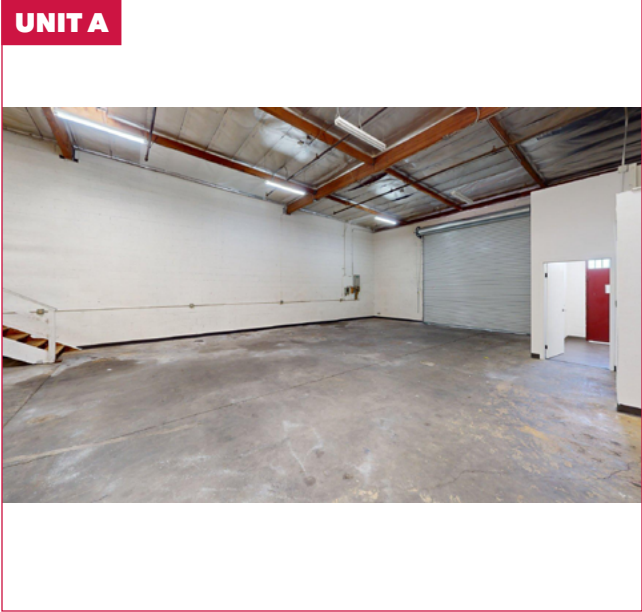
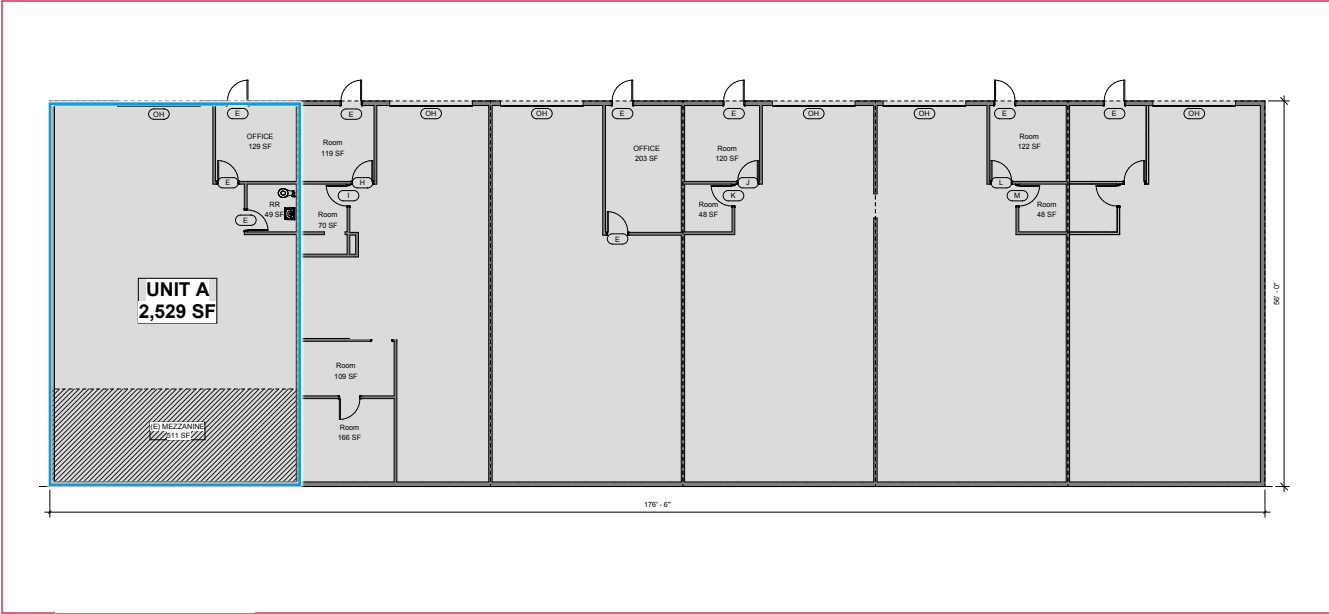


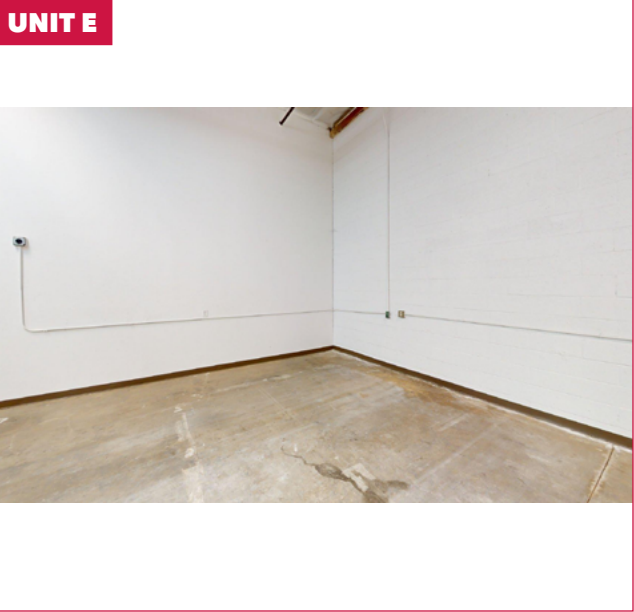
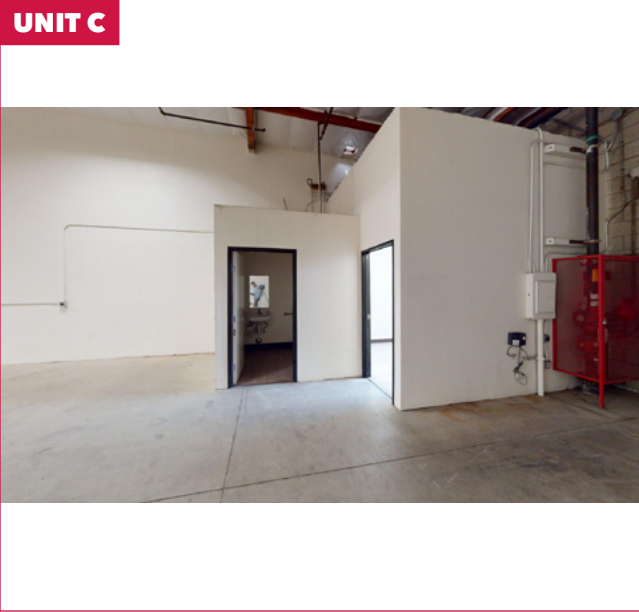
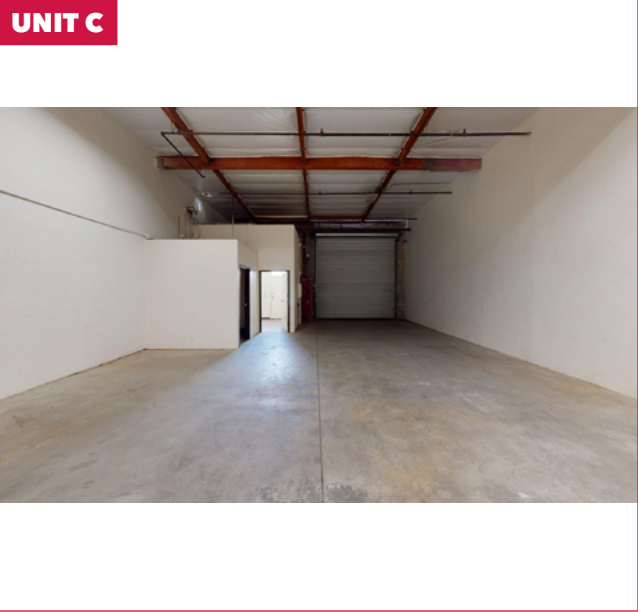
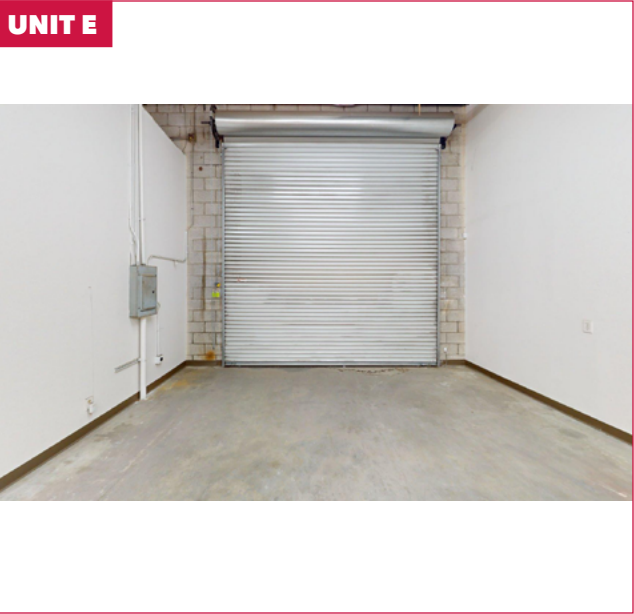
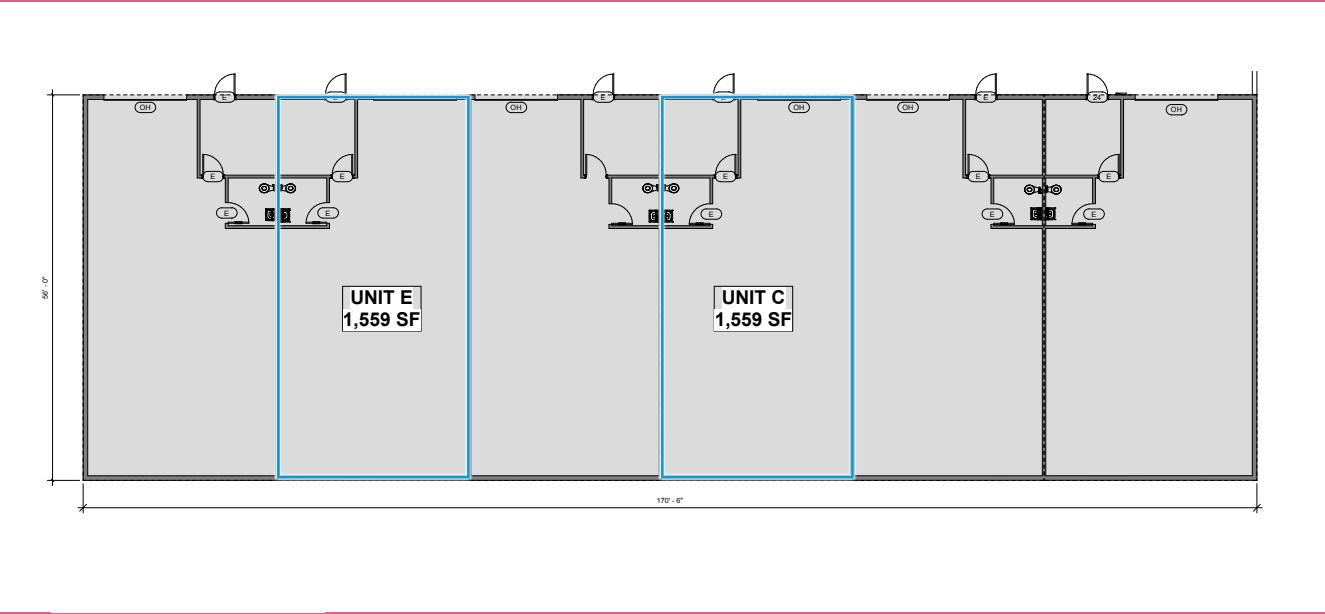
**WILMINGTON INDUSTRIAL PARK**

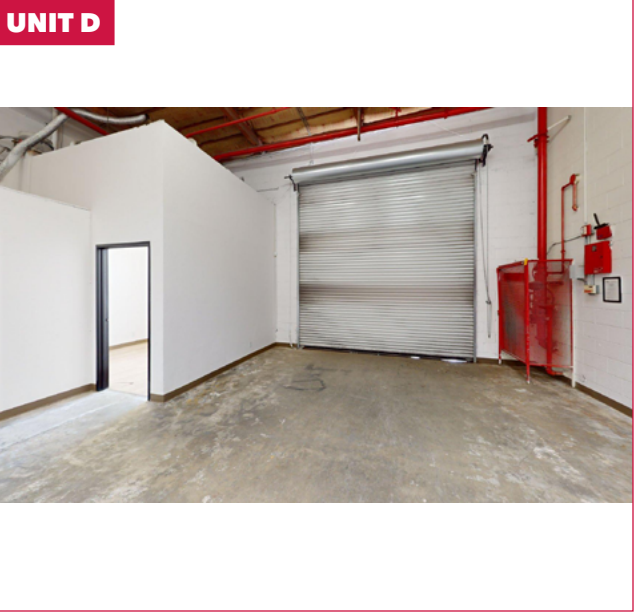
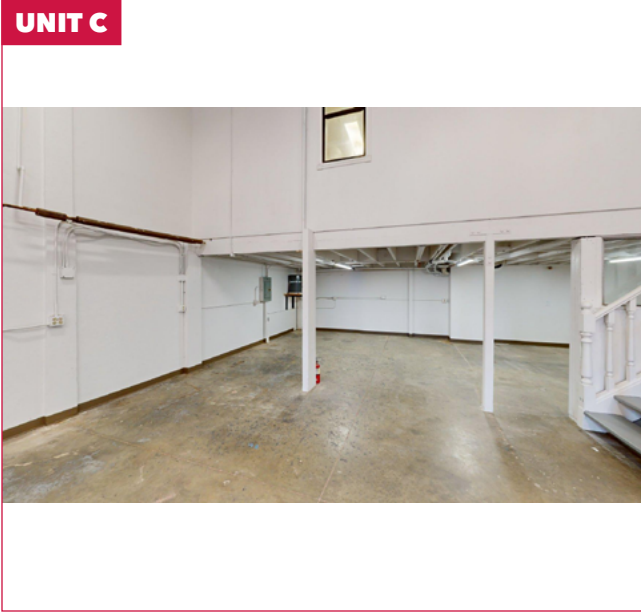
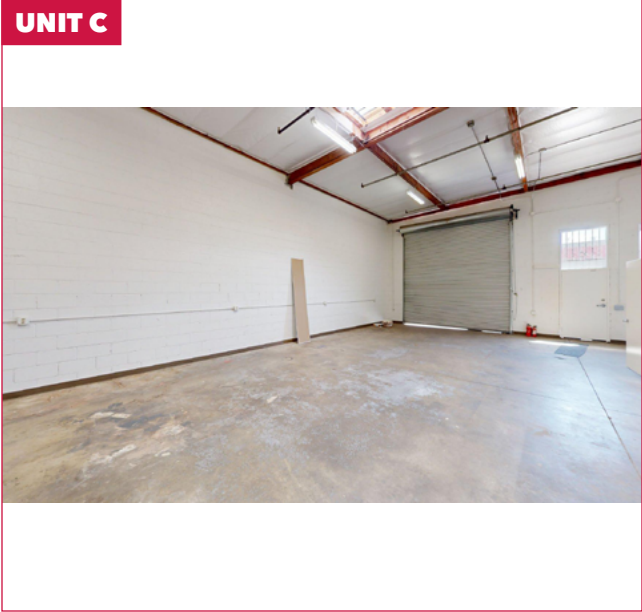
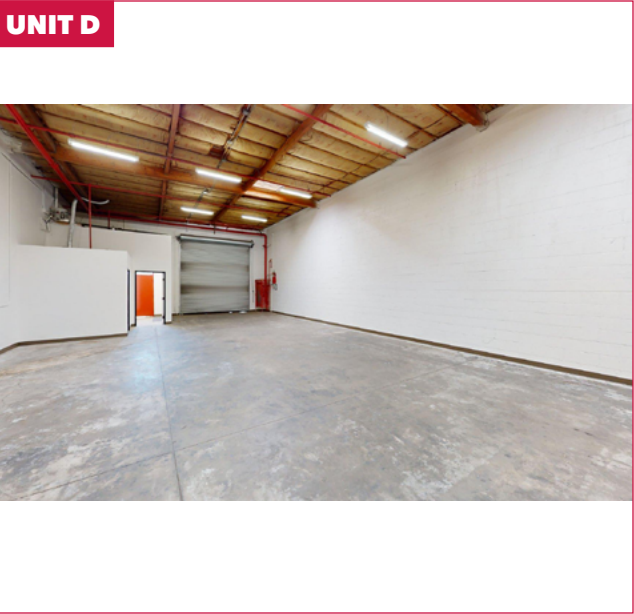
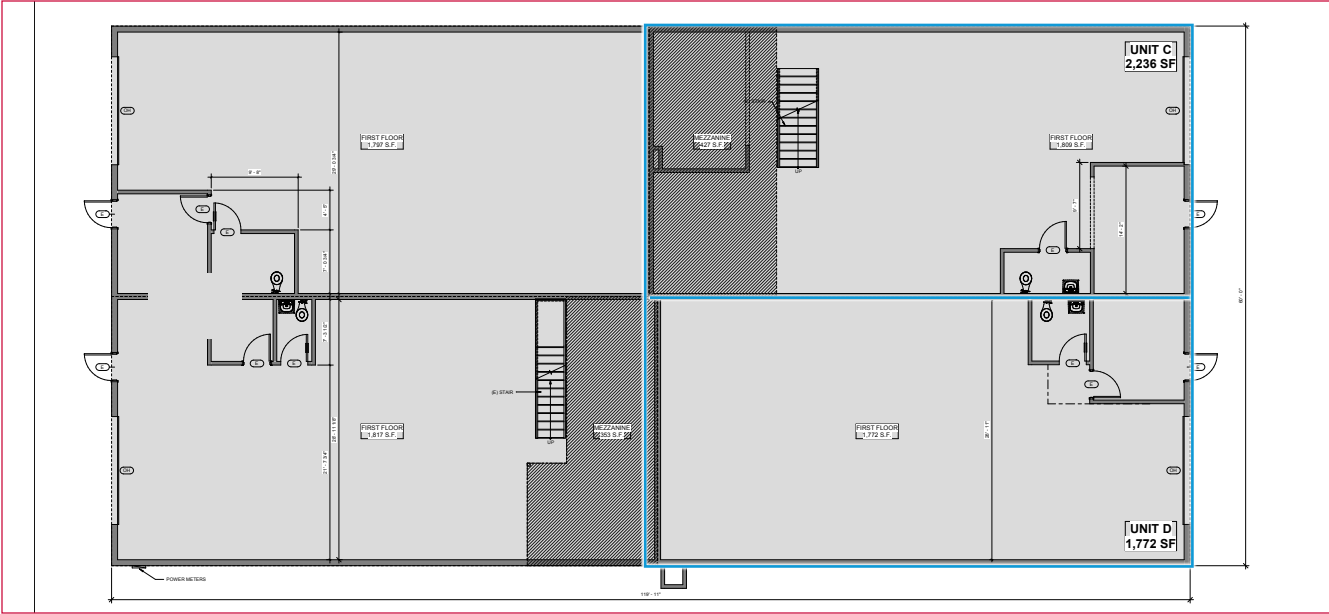
	GROUND FLOOR	MEZZANINE	TOTAL
830 WATSON	9,885 SF	511 SF	10,396 SF
831 WATSON	9,550 SF	-	9,550 SF
846 WATSON	7,195 SF	780 SF	7,975 SF
845 MAHAR	5,358 SF	-	5,358 SF

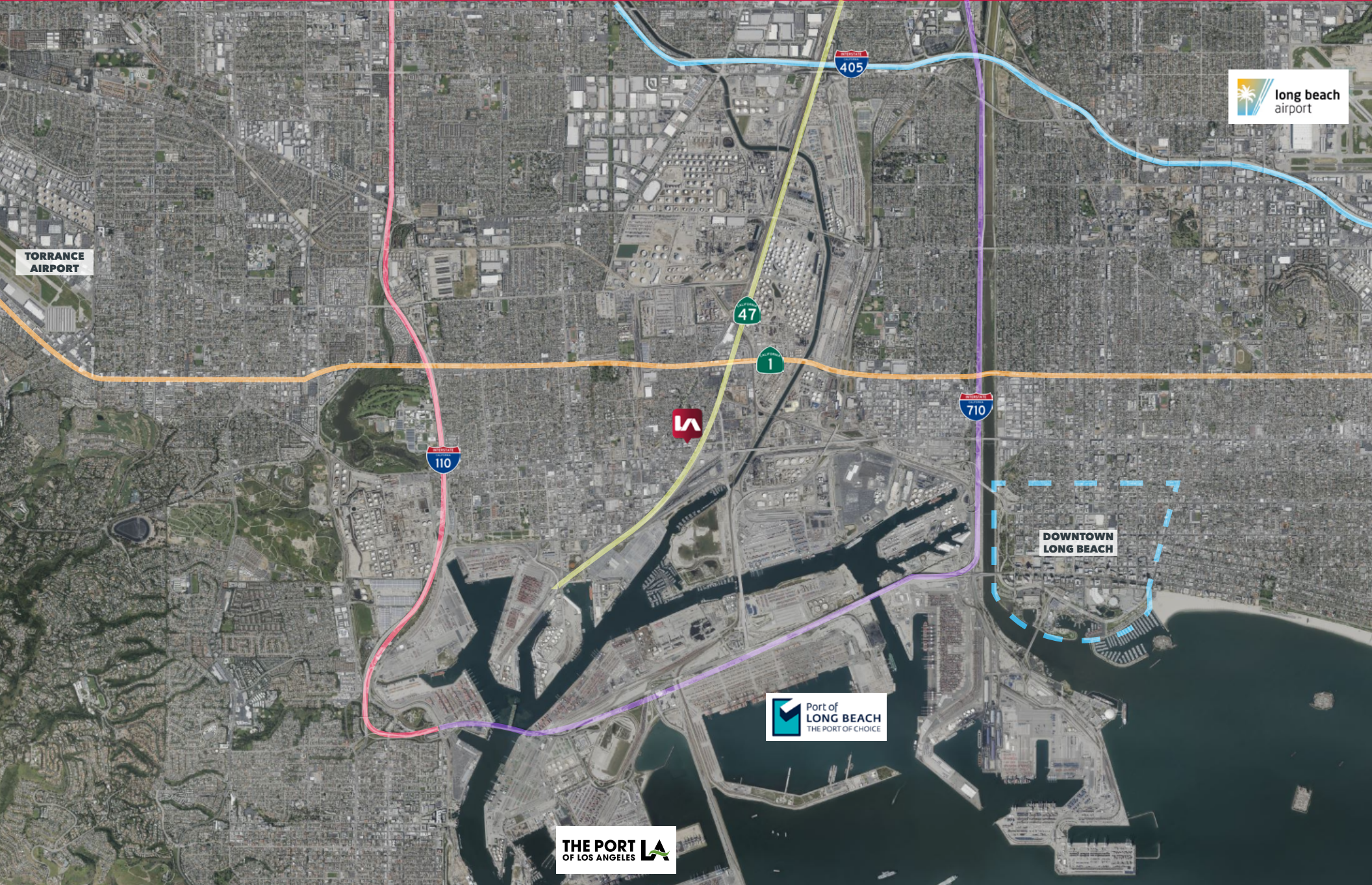
NOTE:  
ALL MEASUREMENTS BASED ON BOMA STANDARDS

= AVAILABLE









TORRANCE AIRPORT



110

47

1

405

710

DOWNTOWN LONG BEACH



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