

INDUSTRIAL FENCED YARD FOR SALE

AN APPROX. 801 SQ. FT. BUILDING | AN APPROX. 32,771 SQ. FT. LOT

18515 S Main St., Gardena, CA 90248



FOR MORE INFORMATION CONTACT:

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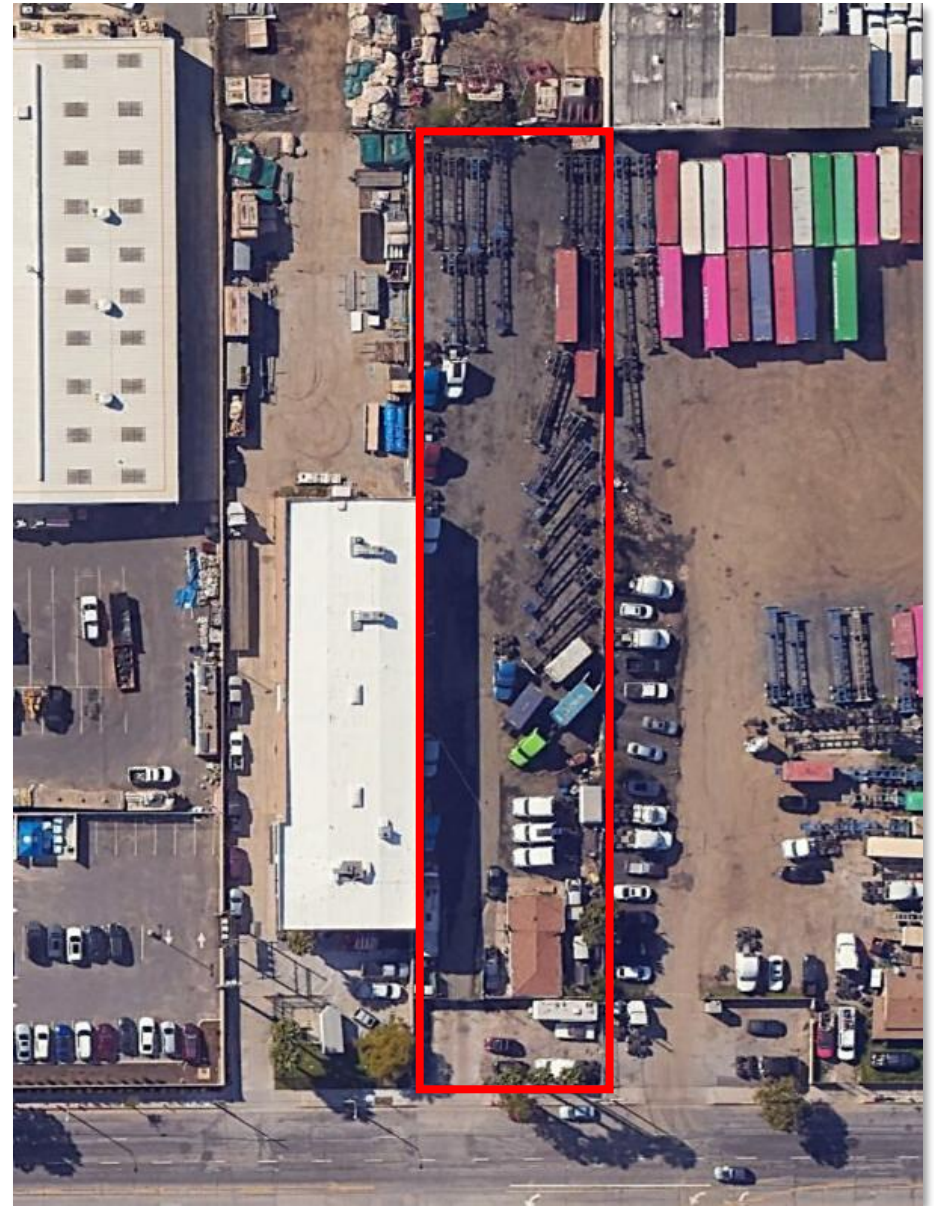


PROPERTY OVERVIEW

INCO Commercial Realty is pleased to present a fantastic owner-user or investment opportunity at **18515 S. Main St.** situated in the highly sought after South Bay Market. This rare offering consists of an approximate **32,771 SF of land** with an approximate **801 SF functional office building** on a single parcel. Currently occupied by a trucking tenant on a month-to-month basis, the property offers maximum flexibility—it can be delivered vacant at the close of escrow for an owner-user or retained as an investment. For owner-users, this site is an ideal fit for any company needing a large yard to secure equipment or vehicles. Buyer to verify all allowed uses with the City of Carson.

The postal address and common address is in Gardena, however the property falls into the jurisdiction of the City of Carson. Currently zoned for Manufacturing Heavy (MH), the City of Carson is in the process of re-zoning the site to Light Industrial. Please contact the City of Carson to verify and get more details regarding allowed uses and specific zoning regulations.

Strategically positioned near the 110, 405, and 91 freeway interchange, the property provides unparalleled regional connectivity. Its proximity to the Ports of Los Angeles and Long Beach ensures long-term utility and value in one of Southern California's most critical industrial hubs. Contact Gabriel Pasillas or John Rendon at (562) 498-3395 for more details!



PROPERTY SUMMARY



ADDRESS	18515 S Main St., Gardena, CA 90248
APN	7339-013-021
BUILDING SIZE	Approx. 801 Sq. Ft. (Per Title)
TOTAL LOT SIZE	Approx. 32,771 Sq. Ft. (Per Title)
YEAR BUILT	1951
ZONING	Currently MH - See Page 2 For Details

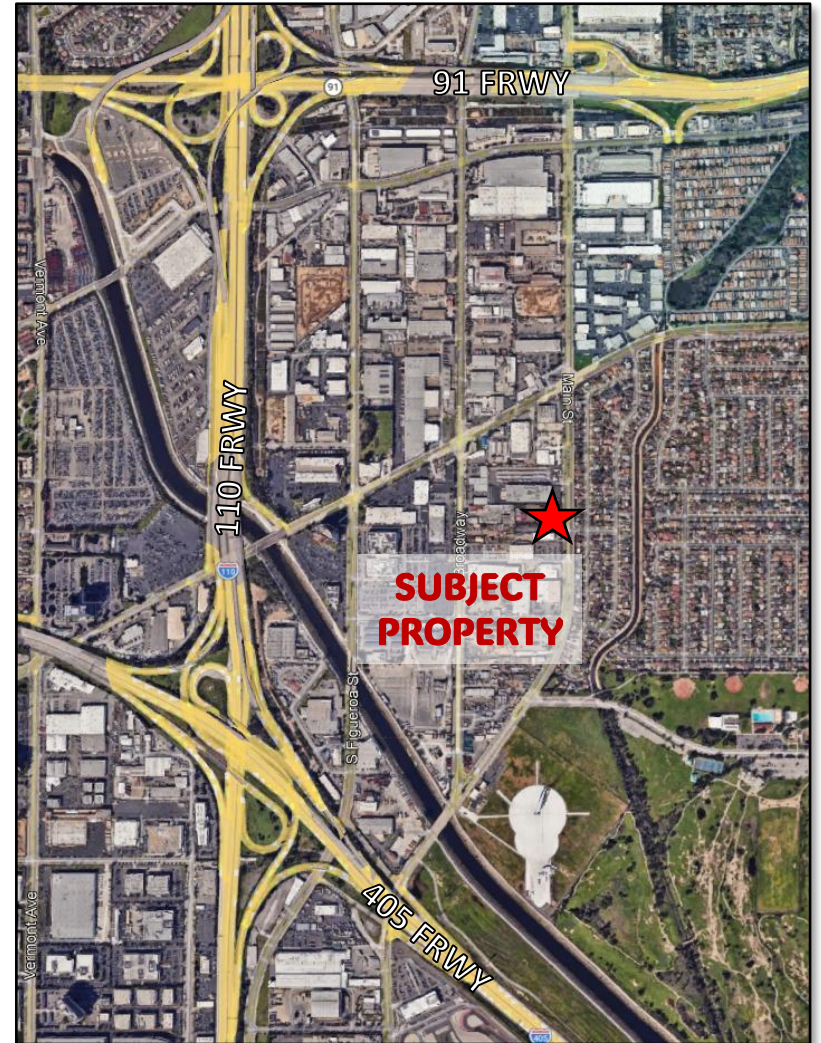
CONTACT BROKERS FOR INFORMATION AND PRICING

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This information contained herein was obtained from third parties and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.