

Available SF 17,856 SF

Industrial For Lease
Building Size 17,856 SF


Address: 16830 Avalon Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E 169th St

Stand Alone Premium Institutionally Owned Warehouse
 2 Dock High, 1 Ground Level
 21' Min. Clearance, Private Yard
 Sprinkler Calc: .58/2000
 Immediate Access to 110, 405, 91 & 105 Fwys

Lease Rate/Mo: \$22,320
Lease Rate/SF: \$1.25
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 17,856 SF
Minimum SF: 17,856 SF
Prop Lot Size: 0.97 Ac / 42,357 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: ML

Sprinklered: Yes
Clear Height: 21'
GL Doors/Dim: 1
DH Doors/Dim: 2
A: 200 V: 277/480 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 28 / **Ratio:** 1.6:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,545 SF
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-004-047,7319-004-048

Listing Company: Commercial Property Group
Agents: [Gary Blau 310-390-7722](mailto:gary@garyblaucre.com)

Listing #: 45025093

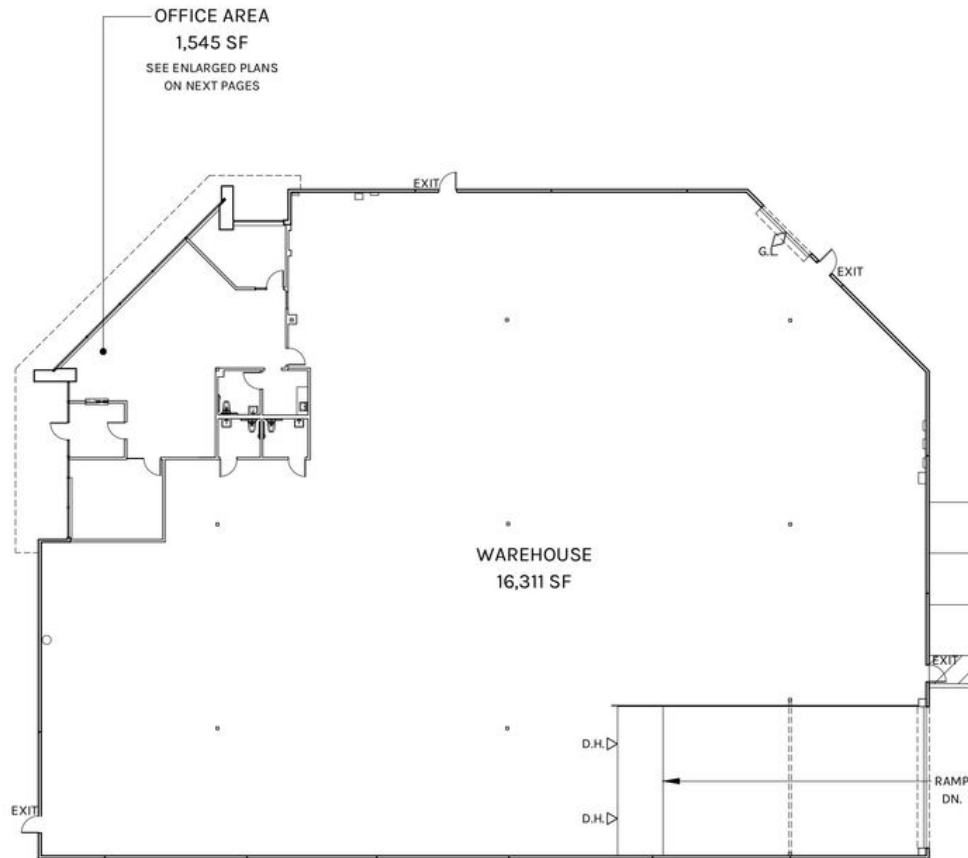
Listing Date: 06/05/2026

FTCF: CB250N175S000

Notes: Two (2) 200 Amp Panels. Prominent street presence. Business park owned and managed by Rexford Industrial. CAM: \$0.06 PSF/Month.

16830 S. Avalon Blvd. | Carson

17,856 SF



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.