

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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LOS ANGELES - LONG BEACH INC.
DRE # 01069854
5000 E Spring St, Suite 600,
Long Beach, 90815



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 1,772 to 2,529 SF and feature clean, refurbished industrial space within a professionally managed industrial park.

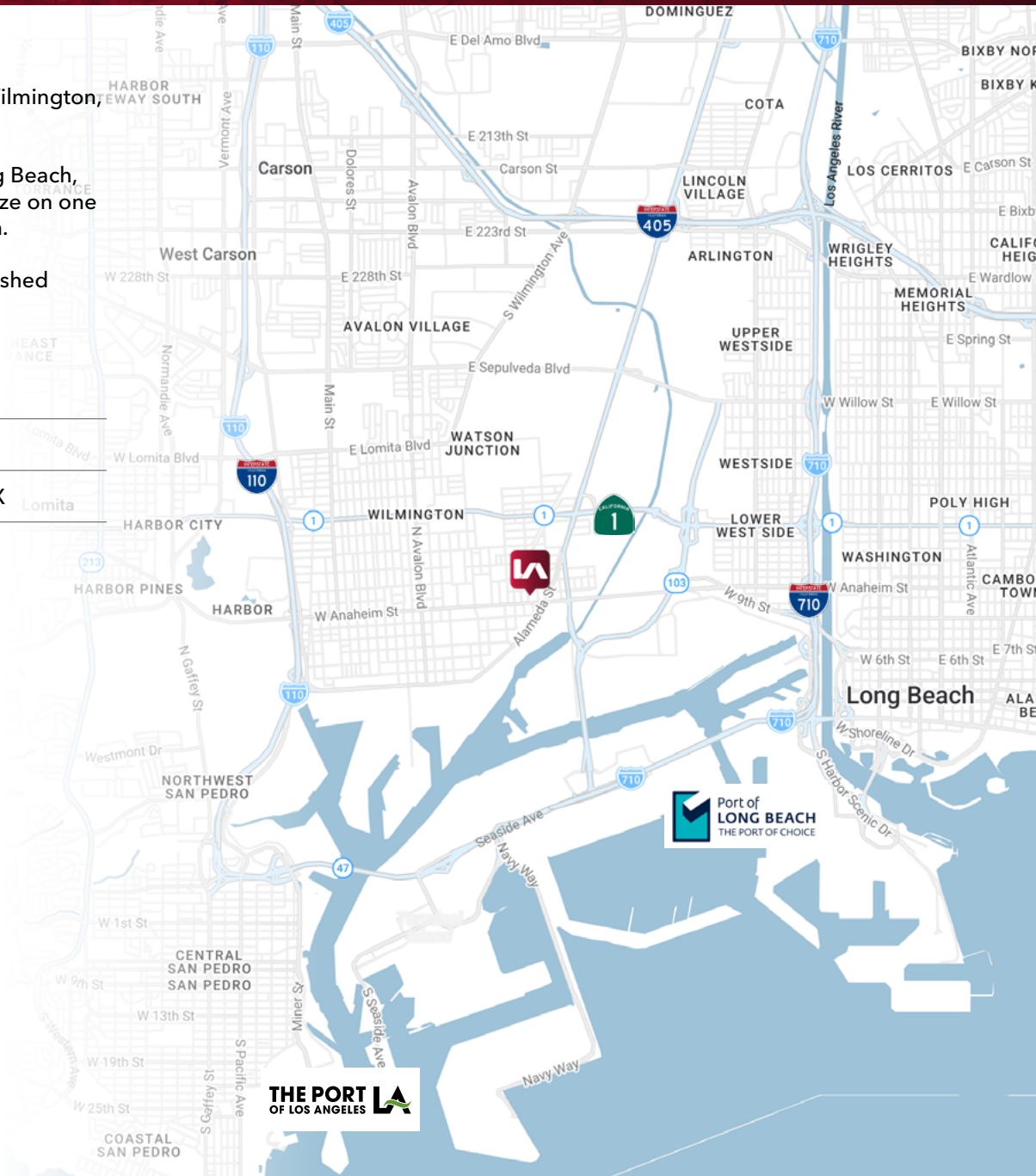
PRICING SUMMARY

Space Available	±1,566 - ±2,529 SF
Lease Rate	\$0.75/SF - \$0.80/SF NNN + \$0.50/SF OPEX

PROPERTY HIGHLIGHTS

- ±1,566 - ±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](#)





830 WATSON AVE

UNIT A

SIZE	2,529 SF
RATE	\$1.25/SF Total (\$3,161.25/Month)
FEATURES	• Available Now • 1 12' x 12' GL Door • 15' Clear Height • 1 Office, 1 RR, Warehouse, Mezzanine • 200 Amps, 3 Phase, 120/240 V Power

3D TOUR

[CLICK HERE](#) 



830 WATSON AVE

UNIT B

SIZE	1,566 SF
RATE	\$1.30/SF Total (\$2,035.80/Month)
FEATURES	• Available Now • (1) 12' x 12' GL Door • 15' Clear Height • 1 Office, 1 RR, Warehouse

3D TOUR

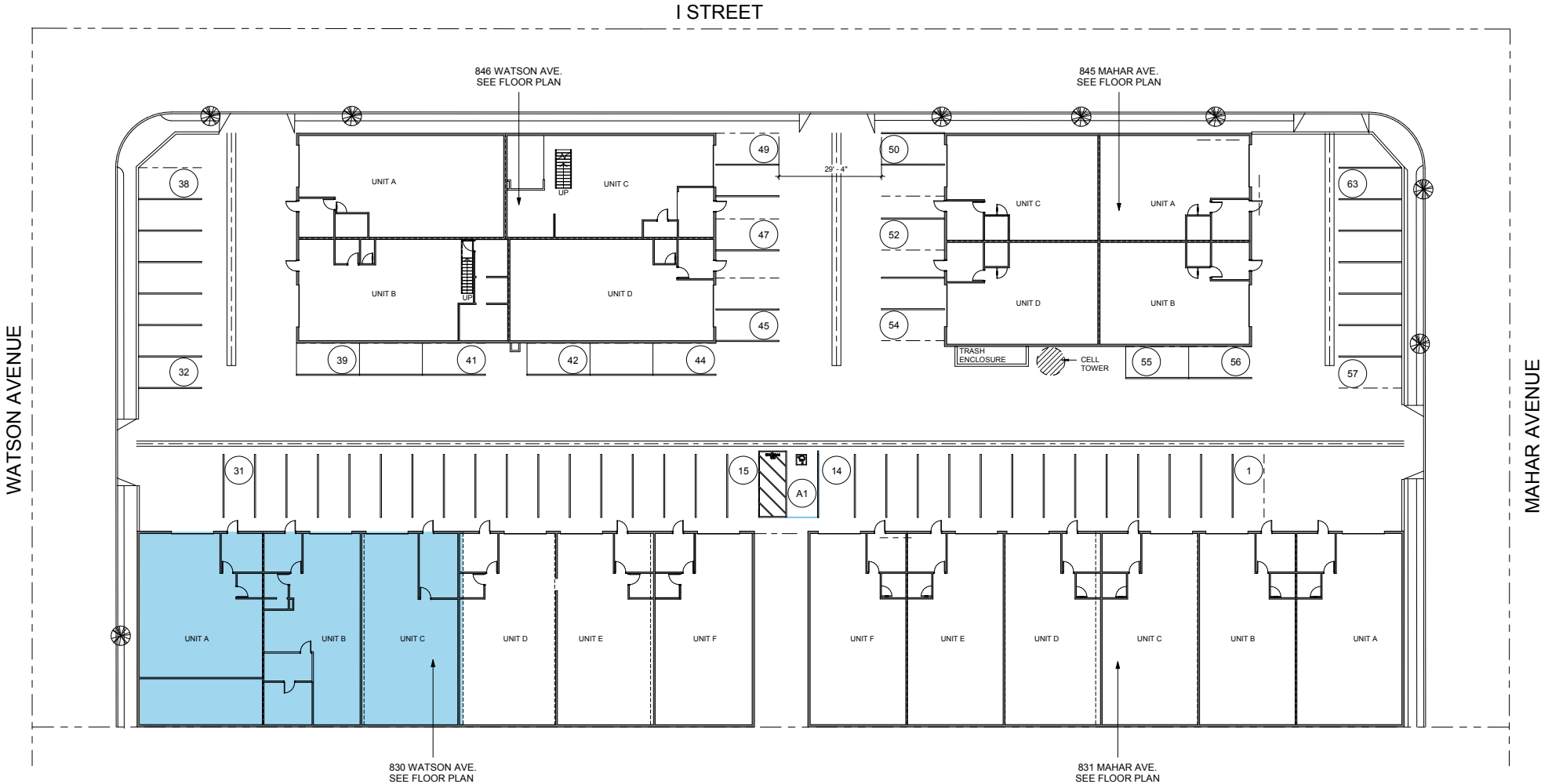


830 WATSON AVE

UNIT C

SIZE	1,566 SF
RATE	\$1.30/SF Total (\$2,035.80/Month)
FEATURES	• Available Now • (1) 12' x 12' GL Door • 15' Clear Height • 1 Office, 1 RR, Warehouse

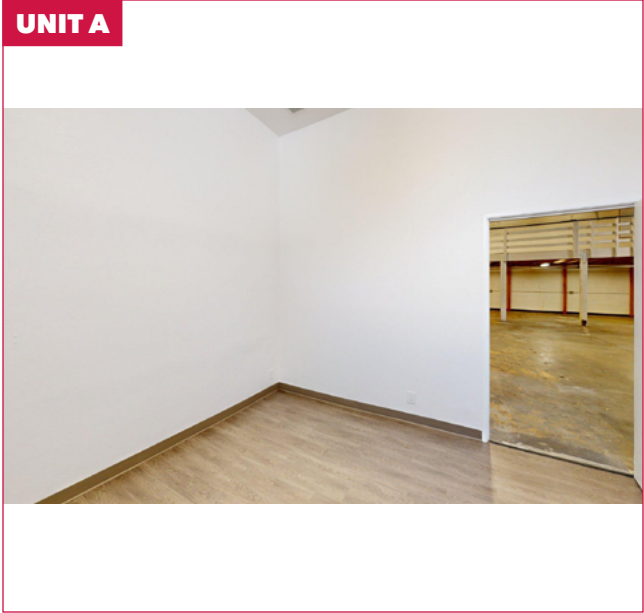
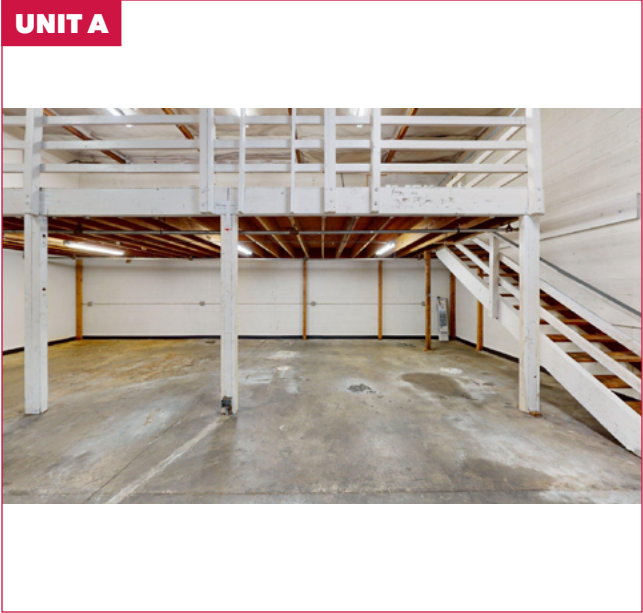
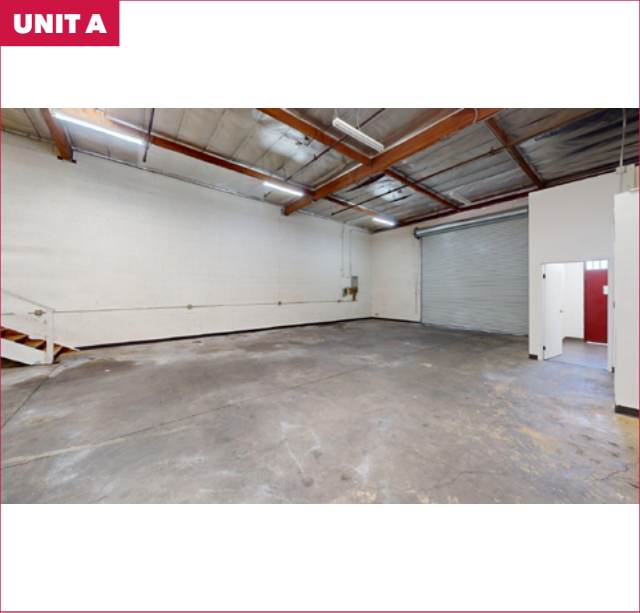
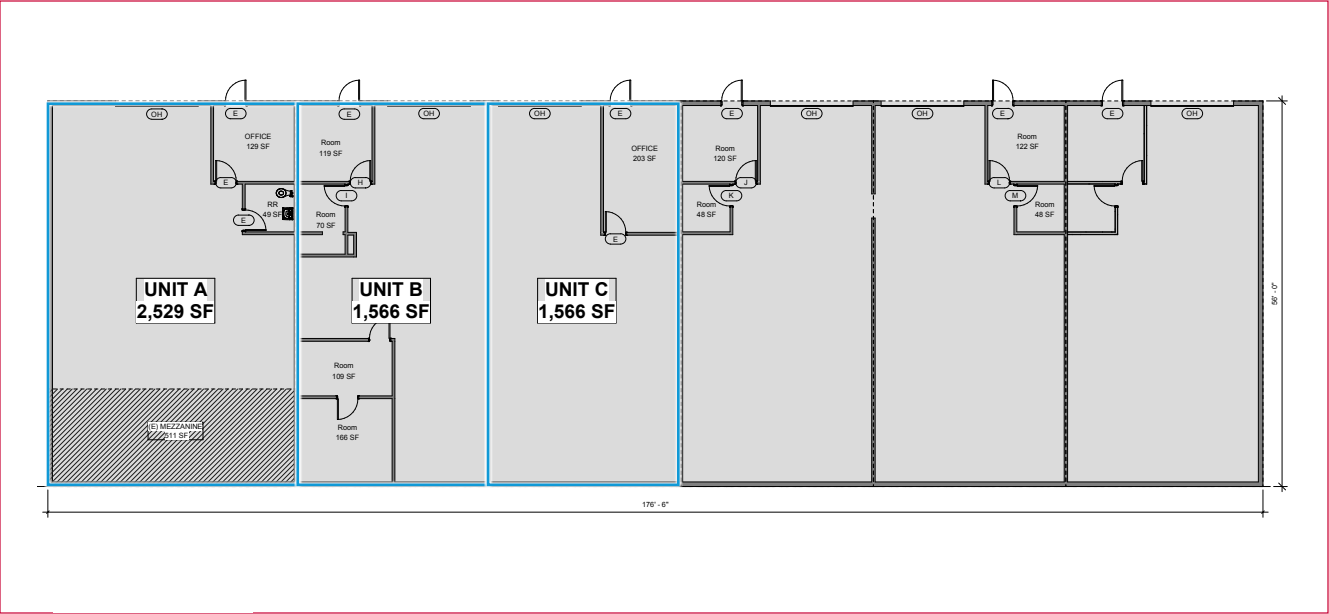
3D TOUR

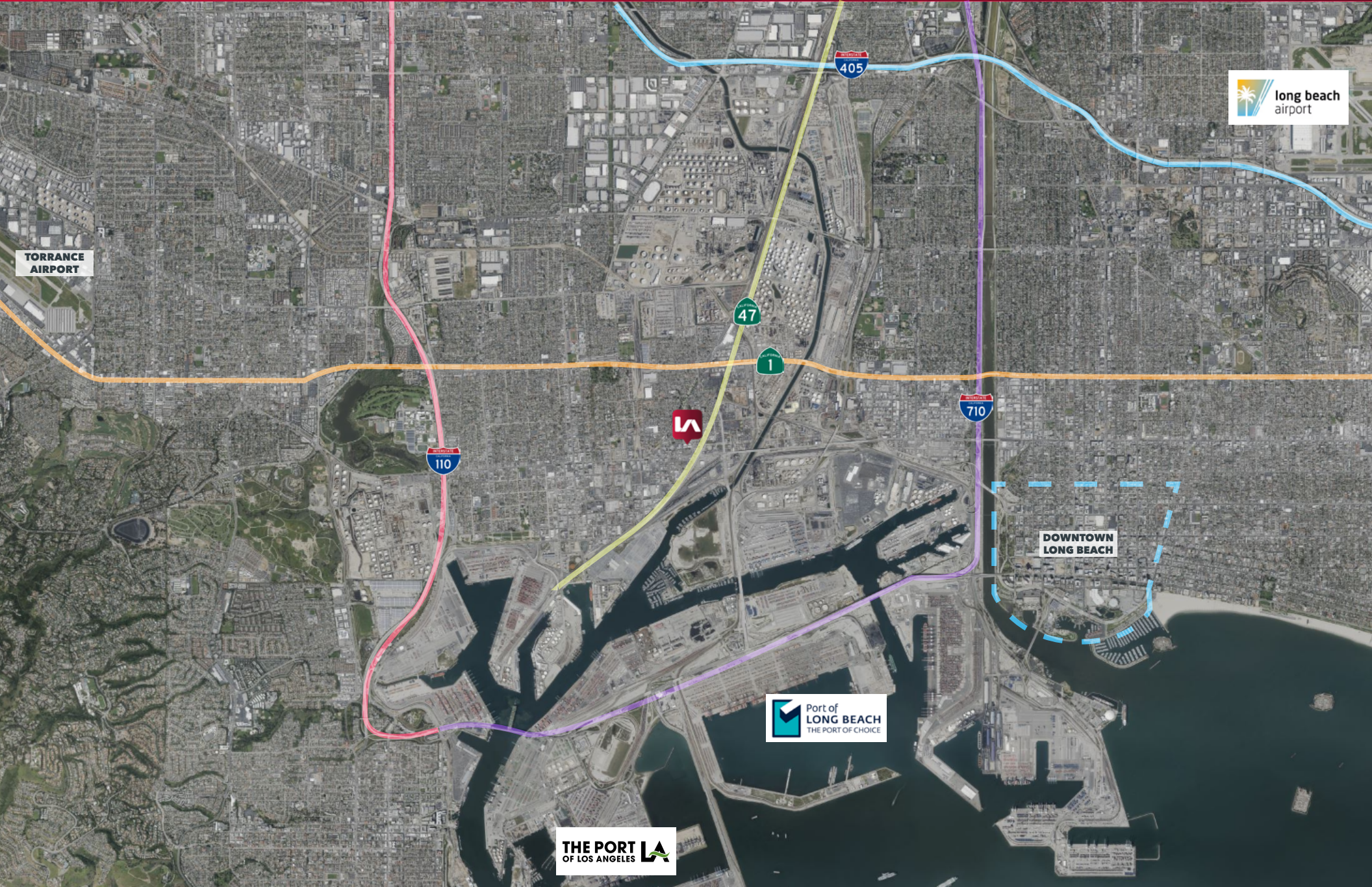


WILMINGTON INDUSTRIAL PARK			
	GROUND FLOOR	MEZZANINE	TOTAL
830 WATSON	9,885 SF	511 SF	10,396 SF
831 WATSON	9,550 SF	-	9,550 SF
846 WATSON	7,195 SF	780 SF	7,975 SF
845 MAHAR	5,358 SF	-	5,358 SF

NOTE:
ALL MEASUREMENTS BASED ON BOMA STANDARDS

 = AVAILABLE





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