

# 16224 & 16240, S AVALON BLVD | CARSON, CA

Low Coverage, Last-Mile South Bay Industrial

## FOR LEASE

±54,767 SF  
Building on  
±222,196 SF Land

Owned and Operated By:



**Lift  
Partners**



FOR MORE INFORMATION, PLEASE CONTACT

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Exclusively Marketed By:

**CBRE**



# PROPERTY INFORMATION

**CBRE is pleased to present this low-coverage, last-mile industrial facility in the heart of the South Bay Submarket.**

Located a mere 8 miles north of the largest Port complex in North America, this site features an approximate 54,767 SF building on approximately 222,196 SF of land.

With 9 dock-high loading positions and excess land with striped parking for at least 89 trailers and 25 tractors, this site is uniquely positioned to serve the needs of South Bay users seeking to capture proximity to both the Ports and the dense and diverse local population base.

±2.5 Acres of Land with 89 Striped Trailer and 25 Tractor Parking Stalls



Three Curb-Cuts for Easy Ingress/Egress and Traffic Flow



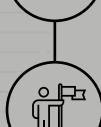
Ideal Access to 91, 110, 710, 105 and 405 Freeways



Over \$1MM in New 7.5" Reinforced Concrete Yard and New Slurry



Professionally Owned and Operated by Lift Partners



Vacant and Ready for Immediate Occupancy



±54,767 SF of Warehouse Space on Excess Land



±1,200 SF of Fully Refurbished Office Space



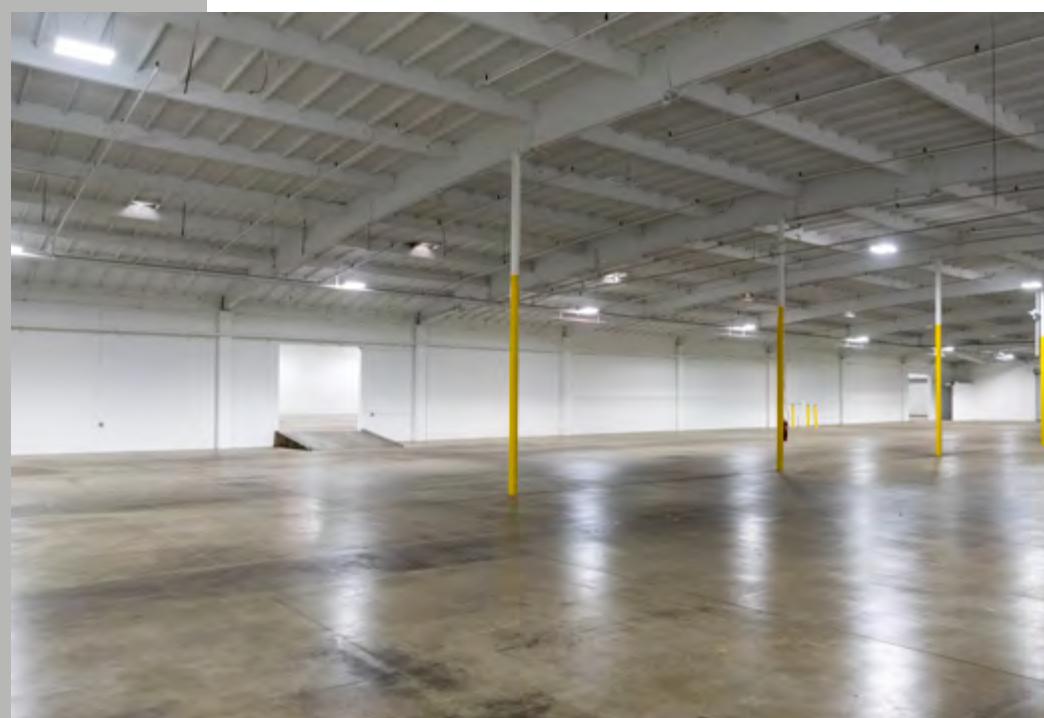
9 Dock High Positions / 1 Ground Level Ramp



14' - 18' Minimum Clear



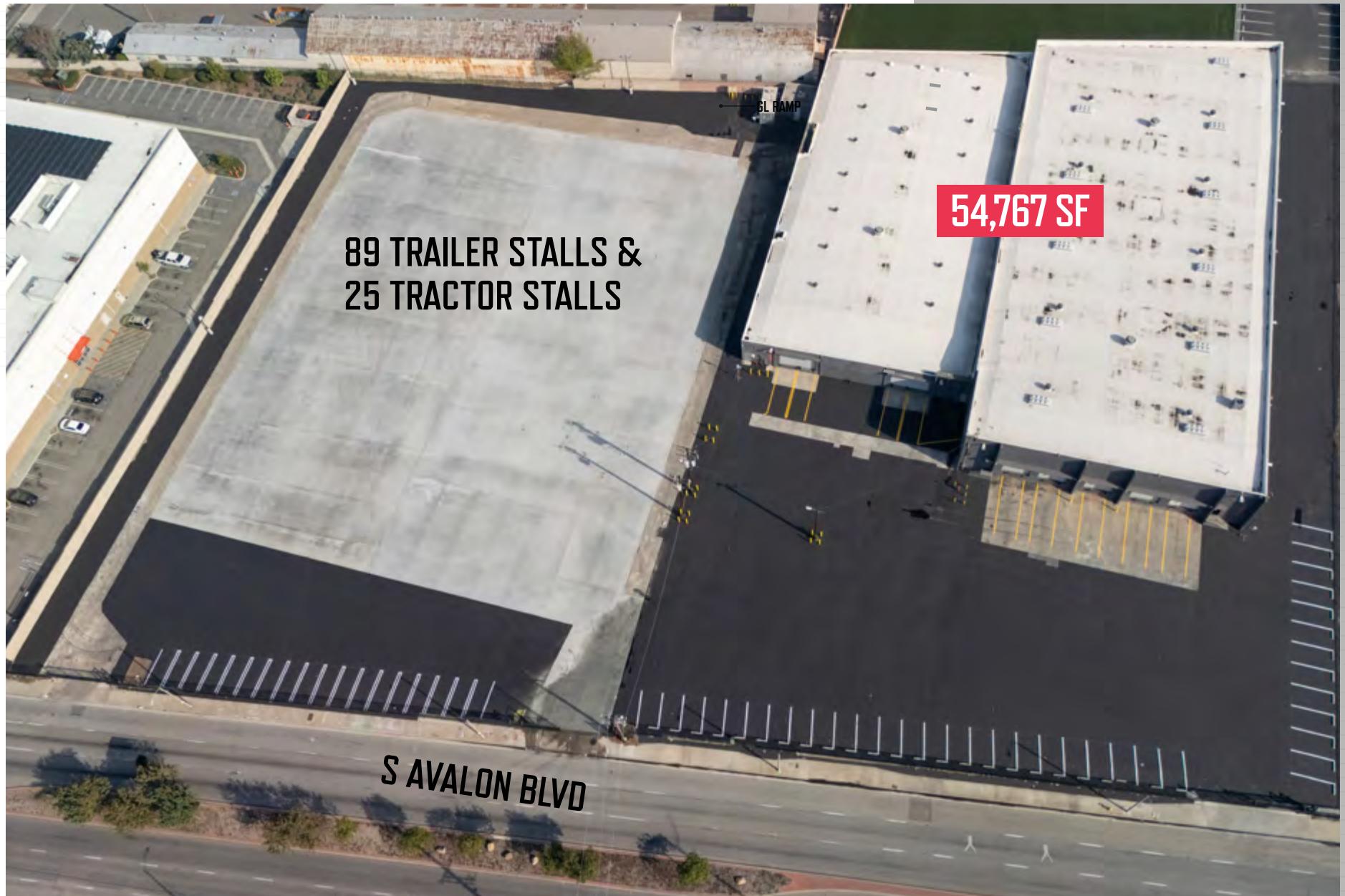
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



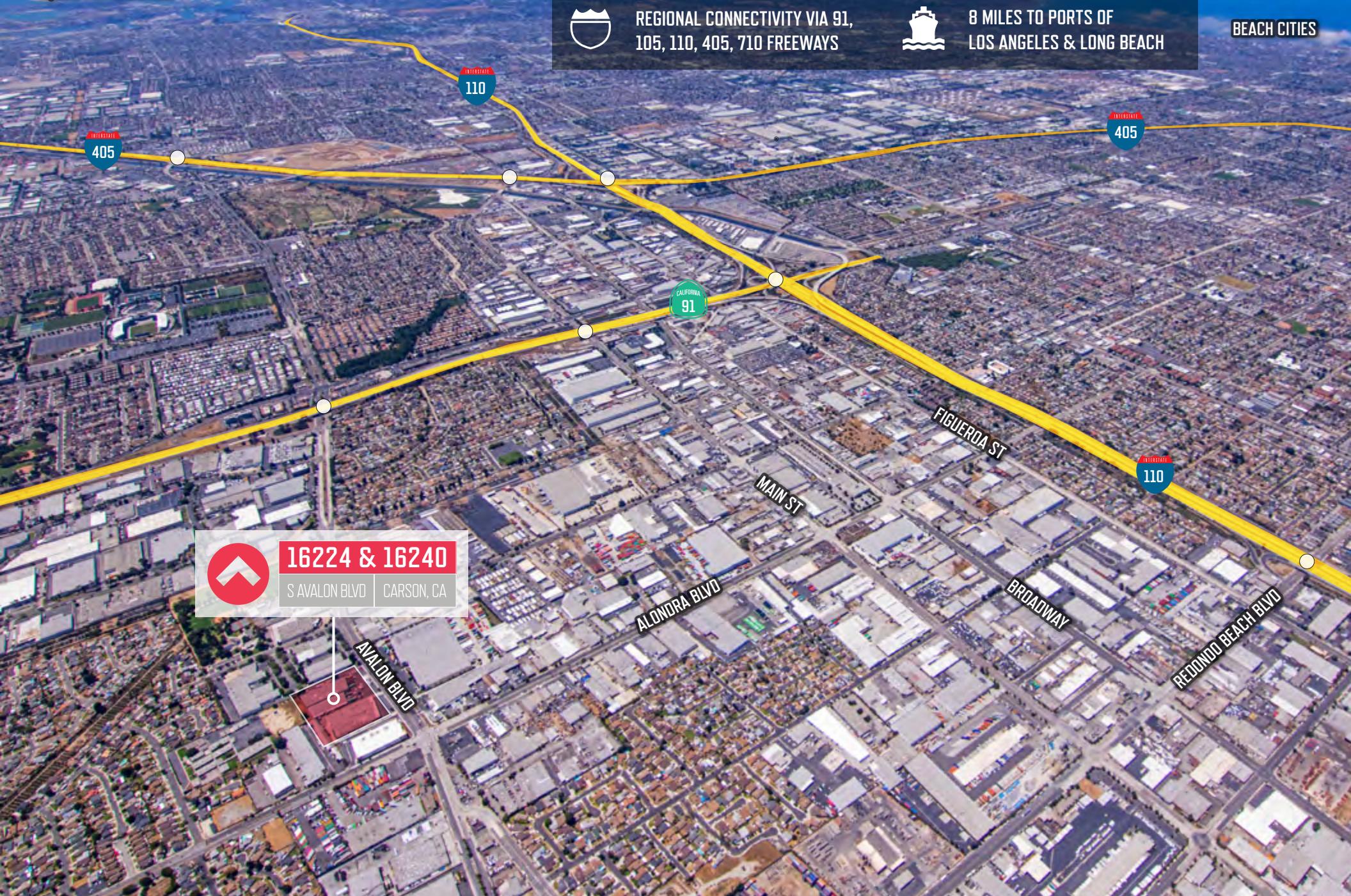
# SITE PLAN



# AREA OVERVIEW

LA/LB PORT COMPLEX

BEACH CITIES



# 16224 & 16240

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