

**16224 & 16240**

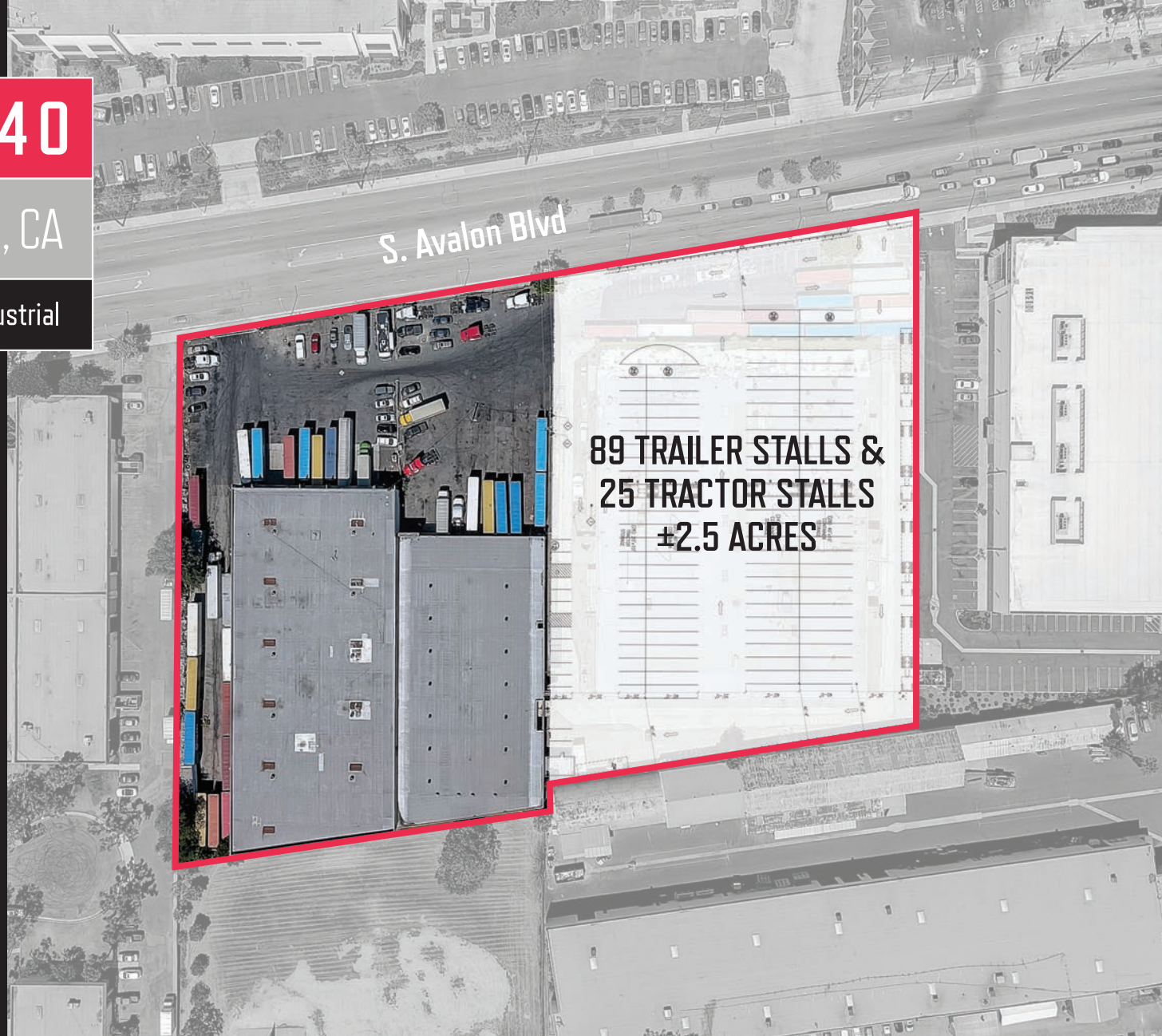
S AVALON BLVD | CARSON, CA

Low-Coverage, Last-Mile South Bay Industrial

**FOR LEASE**  
±54,767 SF on  
±5.1 Acres  
**AVAILABLE Q4 2022**



FOR MORE INFORMATION, PLEASE CONTACT



# 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 approximately 54,767 SF of warehouse space sitting on more than 5 acres of land.

With 9 dock-high loading positions and excess land with striped parking for 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 Trailer Parking Stalls



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



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



Full Interior and Exterior Refurbishment Planned



Professionally Owned and Operated by Lift Partners



Ready for Occupancy Q4 2022!



±54,767 SF of Warehouse Space on Excess Land



±1,200 SF of New Office Space Planned



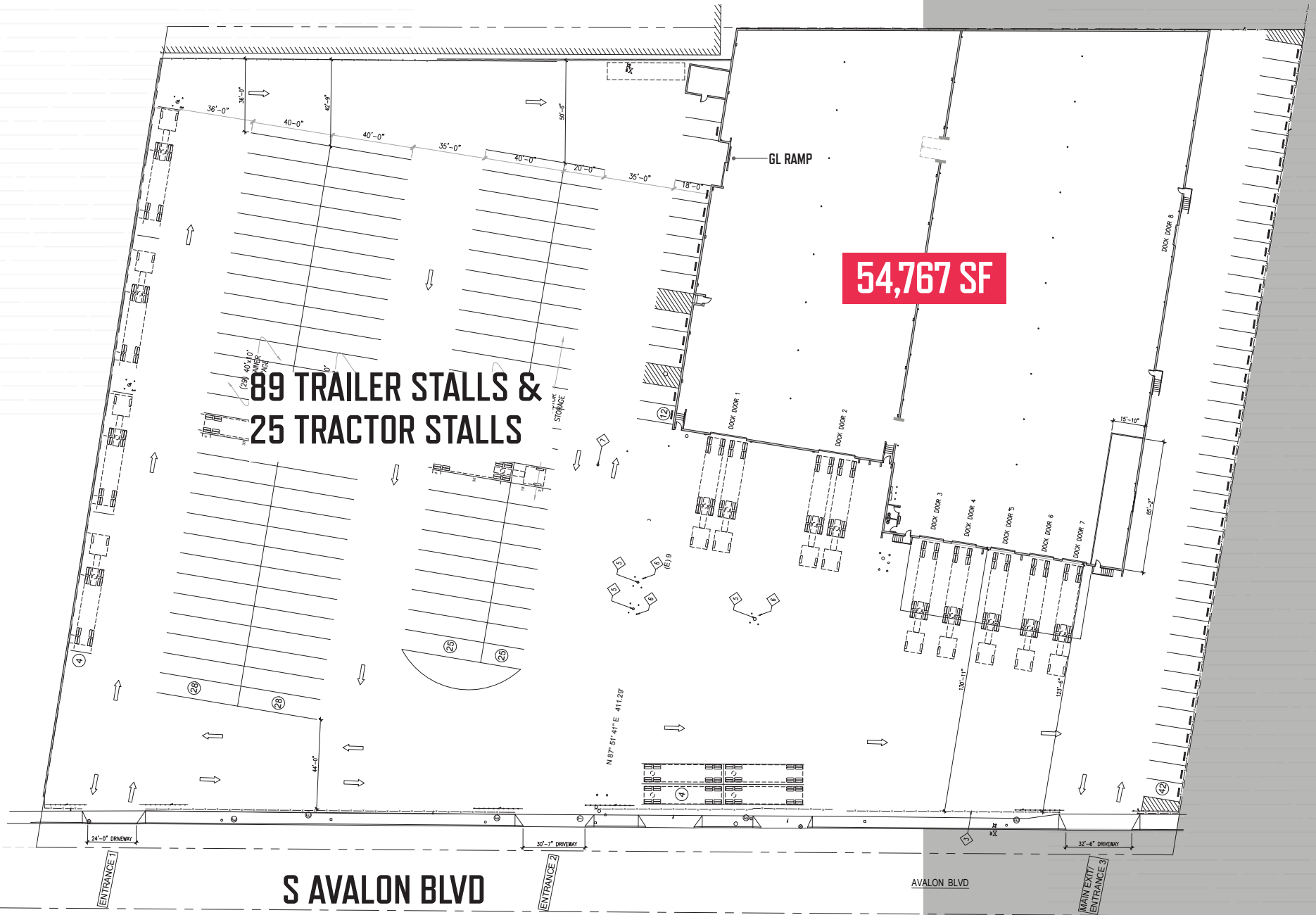
9 Dock High Positions / 1 Ground Level Ramp



14' - 18' Minimum Clear



# SITE PLAN





54,767 SF

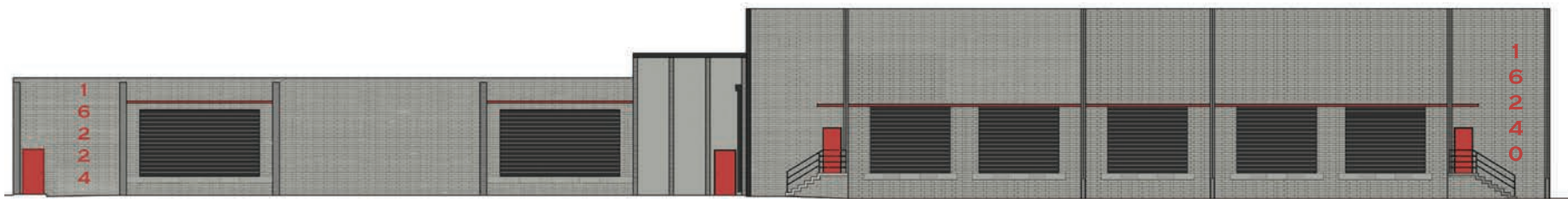
89 TRAILER STALLS &  
25 TRACTOR STALLS

S AVALON BLVD

AVALON BLVD

# BUILDING ELEVATION

-  **Base Color:**  
Gray Matters  
SW 7066
-  **Accent Color:**  
Cityscape  
SW 7067
-  **Accent Color:**  
Tricorn Black  
SW 6258
-  **Accent Color:**  
Naughty Hottie  
KM 5457



## BUILDING ELEVATION

Scale: NTS

## EXTERIOR PAINT

Date: July 19, 2022

# AREA OVERVIEW

LA/LB PORT COMPLEX

## SITE PROXIMITY:



2.5 MILES TO BLUE LINE METRO



9 MILES TO LAX

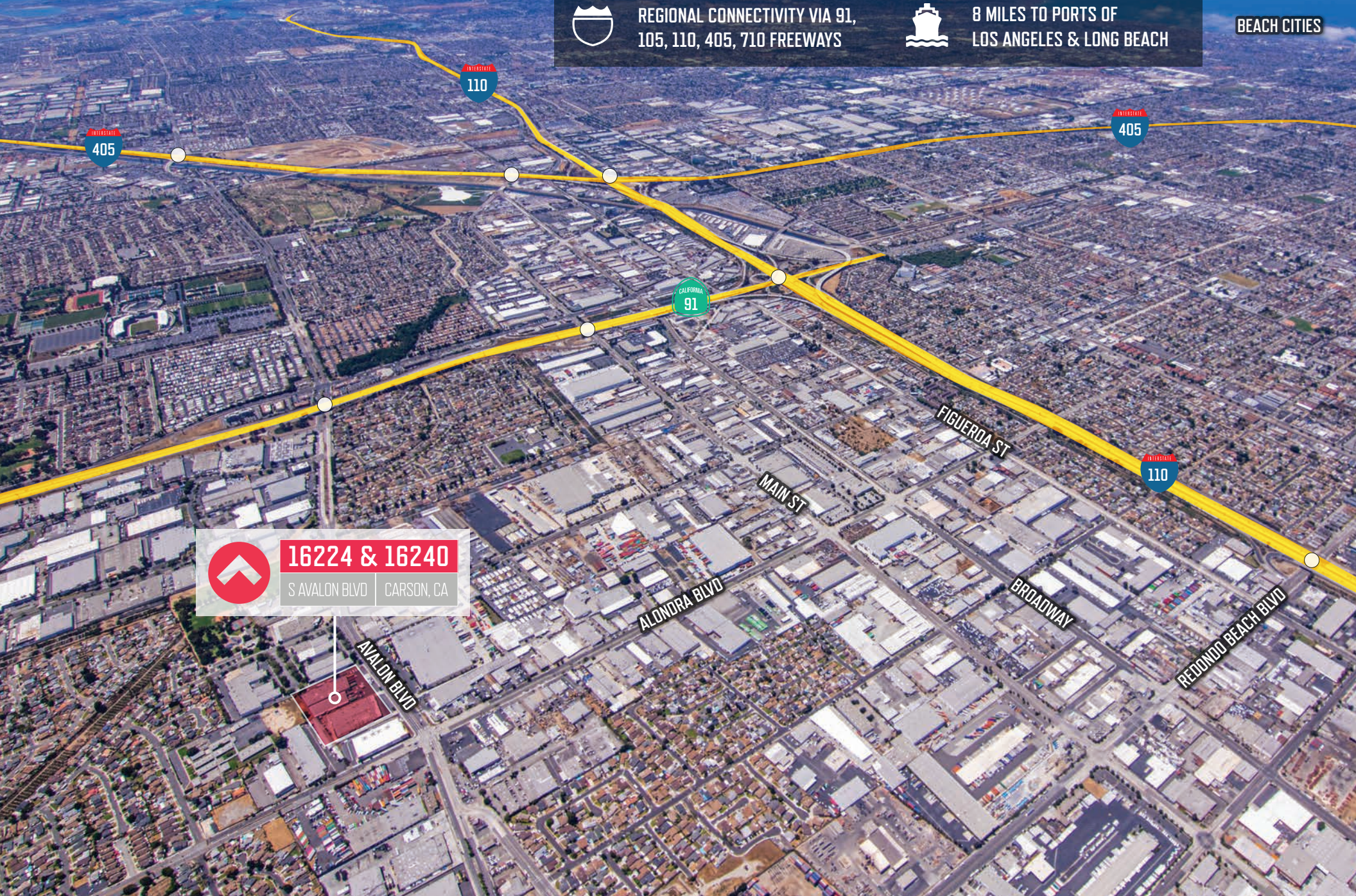


REGIONAL CONNECTIVITY VIA 91, 105, 110, 405, 710 FREEWAYS



8 MILES TO PORTS OF LOS ANGELES & LONG BEACH

BEACH CITIES



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S AVALON BLVD | CARSON, CA

AVALON BLVD

ALONDRA BLVD

MAIN ST

FIGUEROA ST

BROADWAY

REDONDO BEACH BLVD

405

110

91

405

110

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TO BE DEMOLISHED

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