

22,304 SF Industrial

SINGLE-TENANT INVESTMENT



17230 S. AVALON BLVD, CARSON, CA 90746

Property Highlights

- Immediate 91 Freeway Access
- \$850,000 Renovation in 2023 / 2024
- Short Term Lease with No Options to Extend
- Fenced and Secured Concrete Yard
- Brand New ESFR Fire Sprinklers

Offering Terms:

- Asking Price: \$6,579,680 (\$295 PSF)
- Net Operating Income: \$354,126 (2/1/25-1/31/26)
- Cap Rate: 5.38%
- Lease Type: Single Tenant NNN (see page 3)

Property Features

Building Area:	22,304 SF
Land Area:	35,649 SF
1st Floor Office Area:	3,494 SF
2nd Floor Office Area:	3,285 SF
Clearance:	20'
Loading:	2 DH, 1 GL
Year Built:	1983 / 2023 / 2024
Power:	400 Amps
Parking:	28 Autos
Zoning:	CAML

*Sizes verified per BOMA report dated 1/10/2023

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LAindustrialteam.us

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Renovation Scope

Owner invested over \$850,000 in building upgrades between 2023 and 2024. The most notable upgrades are a roof overlay and full building ESFR upgrade. In-place lease is full NNN with all repairs and maintenance reimbursed or handled by the tenant. See below for detailed scope for landlord improvements completed prior to lease commencement:

Office

- New ceiling grid
- Whiteboxed (paint) the entire office
- New flooring and base
- New office LED lights
- New restroom fixtures
- Replaced two (2) HVAC units (3-ton and 4-ton)

Warehouse

- New LED lighting
- New ESFR fire sprinkler system
- Warehouse floor scrubbed and sealed
- New scrim foil on warehouse ceiling
- Whitebox (paint) the entire warehouse
- Replaced two (2) roll-up doors

Building Exterior

- New roof coating
- New LED wall packs
- Exterior paint

General Exterior

- New parking striping
- Minor concrete yard repairs
- Fence repairs / paint
- New bollards at transformer
- Updated landscaping

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LEASE ABSTRACT



Tenant	Conti Logistics, Inc.
Use	Warehousing
Lease Commencement	October 1, 2024
Lease Expiration	September 30, 2026
Type	NNN with Management Fee
Monthly Rent Schedule	10/24 - 9/25 \$29,122.20 10/25 - 9/26 \$30,287.09
Security Deposit	\$58,730.00
Option to Extend	None
Management Fee Reimbursement	Reimbursement is greater of \$2,200/Mo or 2.5% of EGR

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INVESTMENT COMPS

Address	Bldg SF	Land SF	Clearance	Year Built	Purchase Price	Cap Rate
425 Park Ave San Fernando	12,384	21,427	16'	1979	\$3,500,000 \$283 PSF	5.00%
105 Mercury Circle NW Pomona	12,320	25,511	18'	1983	\$4,430,000 \$360 PSF	5.25%
2970 E. Maria St Rancho Dominguez	50,440	89,903	22'	1970	\$14,000,000 \$278 PSF	5.25%
1202-1210 Mateo St Los Angeles	21,124	26,119	14'	1924/R2021	\$7,730,000 \$366 PSF	5.43%
16605 Norwalk Blvd Cerritos	9,176	23,087	15'	1976	\$3,500,000 \$381 PSF	5.50%



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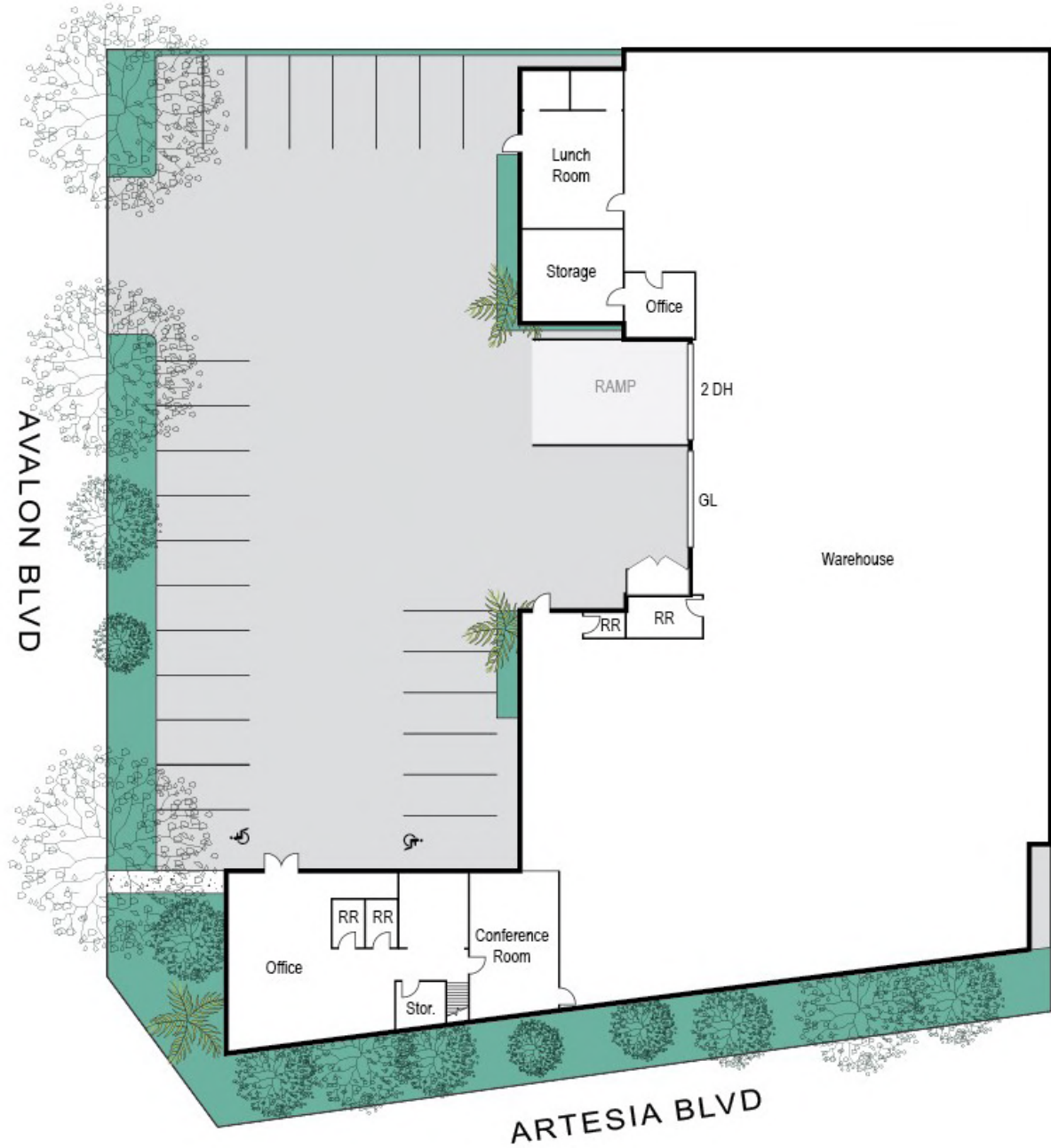
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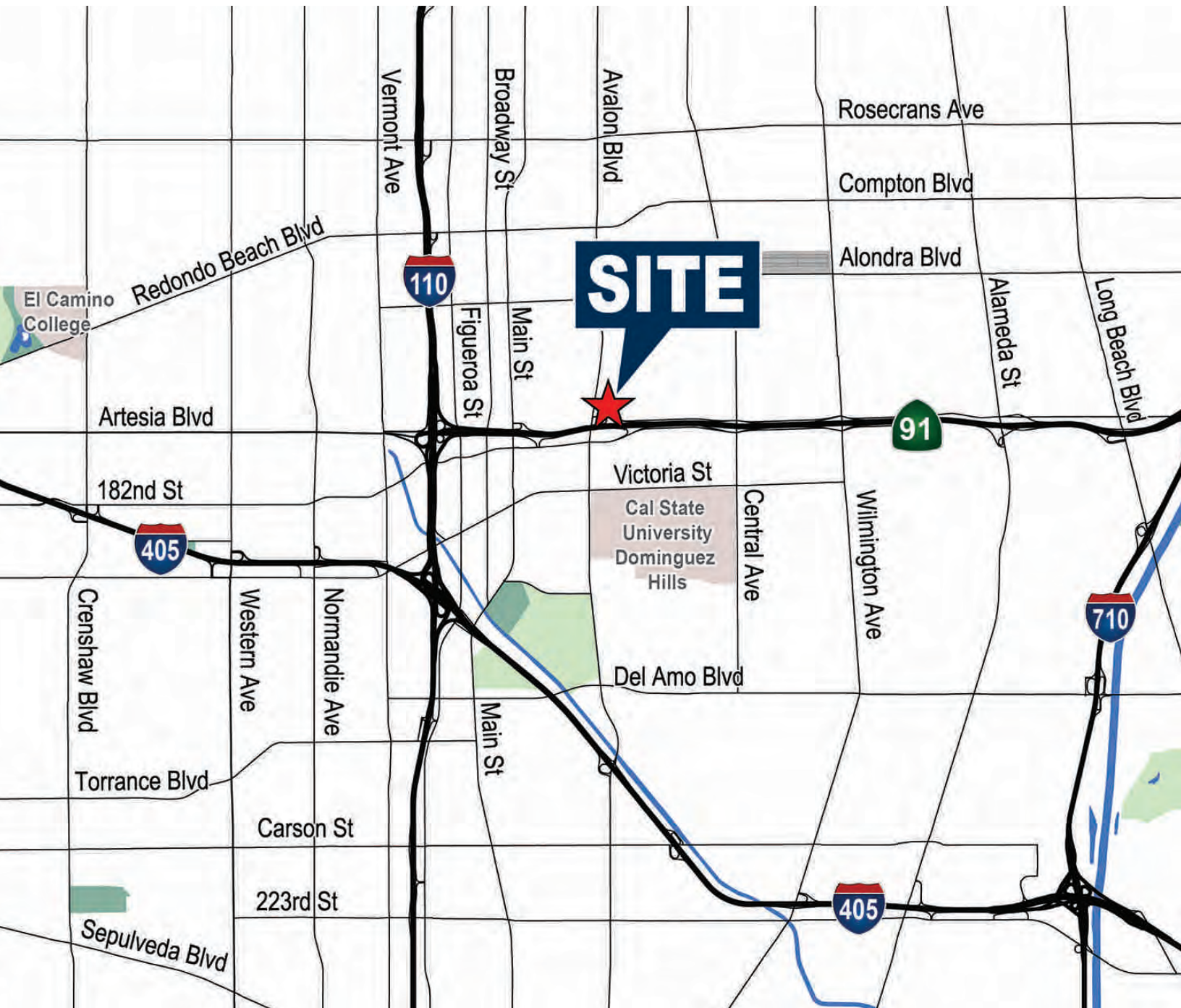
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