



FOR SALE

125 E. Selandia Lane, Carson, CA 90746
VICTORIA BUSINESS PARK

6,000 SF Industrial Unit **\$1,200,000** (\$200/SF)



FEATURES

| | |
|---------------------------|---------------------------------|
| Available Square Footage | 6,000 |
| Land Square Footage | Part of Larger |
| Office Square Footage | 3,000 |
| Parking | 12 |
| Dimensions | Verify |
| Loading | 1 Ground Level Door |
| Minimum Ceiling Clearance | 16' |
| Power | 400 Amps, 100-240 Volts, 3P, 4W |
| Sprinkler System | None |
| Year Built | 1975 |
| Construction | Concrete Tilt-Up |
| Zoning | ML&D |

ACCESSIBILITY

| | |
|--|-----|
| MILES TO | |
| Los Angeles International Airport | 7.5 |
| Long Beach Airport | 8.0 |
| Los Angeles & Long Beach Ports (both) | 7.5 |
| Intermodal Container Transfer Facility | 2.5 |
| Alameda Corridor | 2.0 |

IMMEDIATE ACCESS TO
405, 110 and 91 Freeways

HIGHLIGHTS

- Well-Maintained Business Park
- Completely Fenced and Gated
- Excellent Security/Security Guard on Premises
- Heavy-well distributed power
- Owner Association Fee \$.13/SF



WESLEY BABI

LICENSE #01822752
📞 310.436.6481
✉ wbabi@lareminc.com



ED WHITTEMORE

LICENSE #00935219
📞 310.436.6482
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

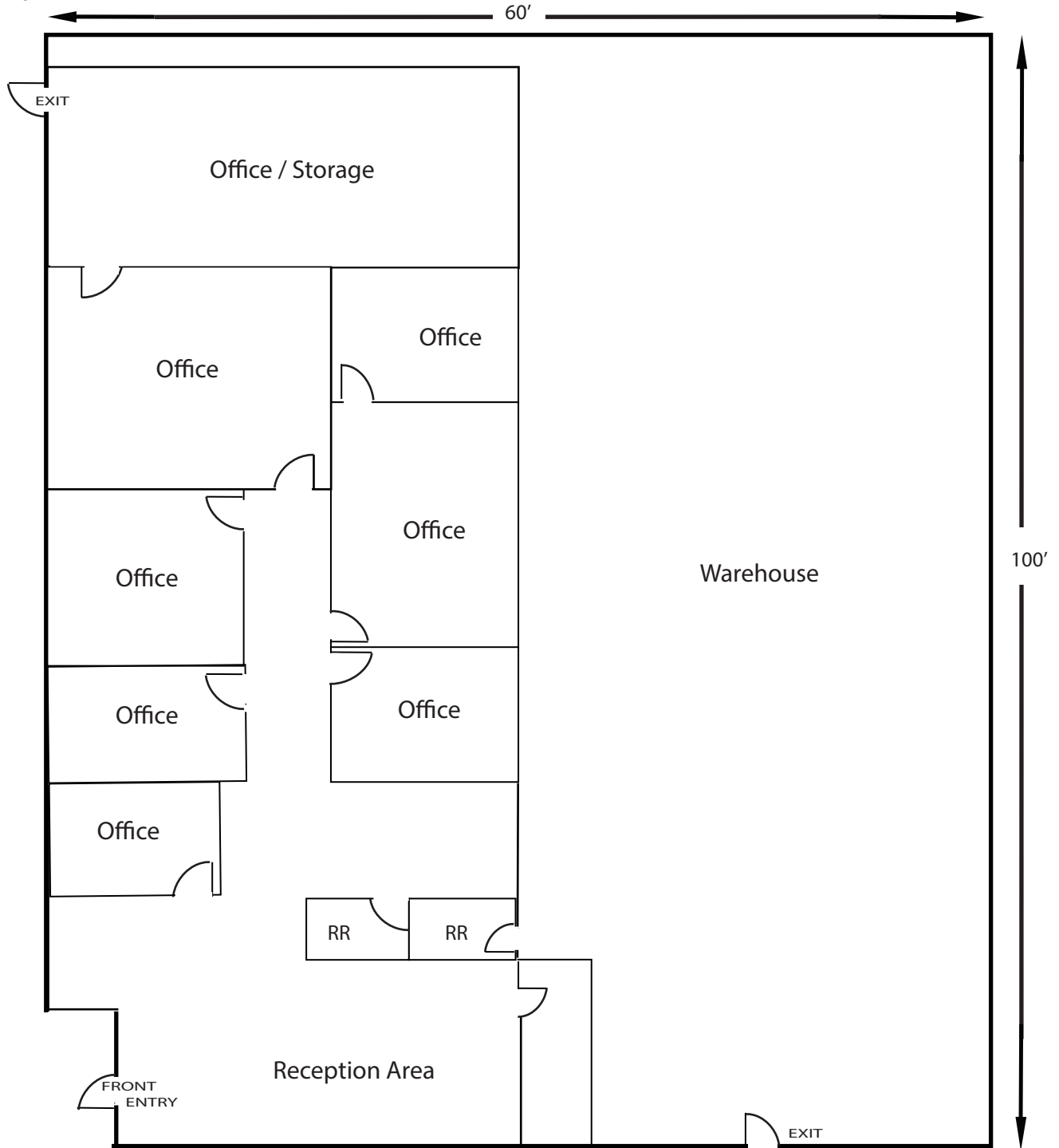
📞 310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



SITE PLAN

125 E. Selandia Lane
Carson, CA 90746



NOT TO SCALE

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