



FOR SALE

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

Available 6,000 SF Unit

\$TBD



FEATURES

Available Square Footage	6,000
Land Square Footage	Part of Larger
Office Square Footage	3,389
Warehouse Square Footage	2,475
Parkings Spaces	12
Loading	1 Ground Level Door
Minimum Ceiling Clearance	16'
Power	400 Amps, 480V, 3P, 4W
Sprinkler System	None
Year Built	1975
Construction	CTU
Zoning	CAML

HIGHLIGHTS

Well Maintained Business Park - Fenced and Gated
Excellent Security
Owner Association Fee \$.15/SF
Owner/User Opportunity
Clarifier, Floor Drains, Bank Vault
Bonus 3,389 SF Mezzanine

ACCESSIBILITY

MILES TO

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

IMMEDIATE ACCESS TO

405, 110, and 91 Freeways



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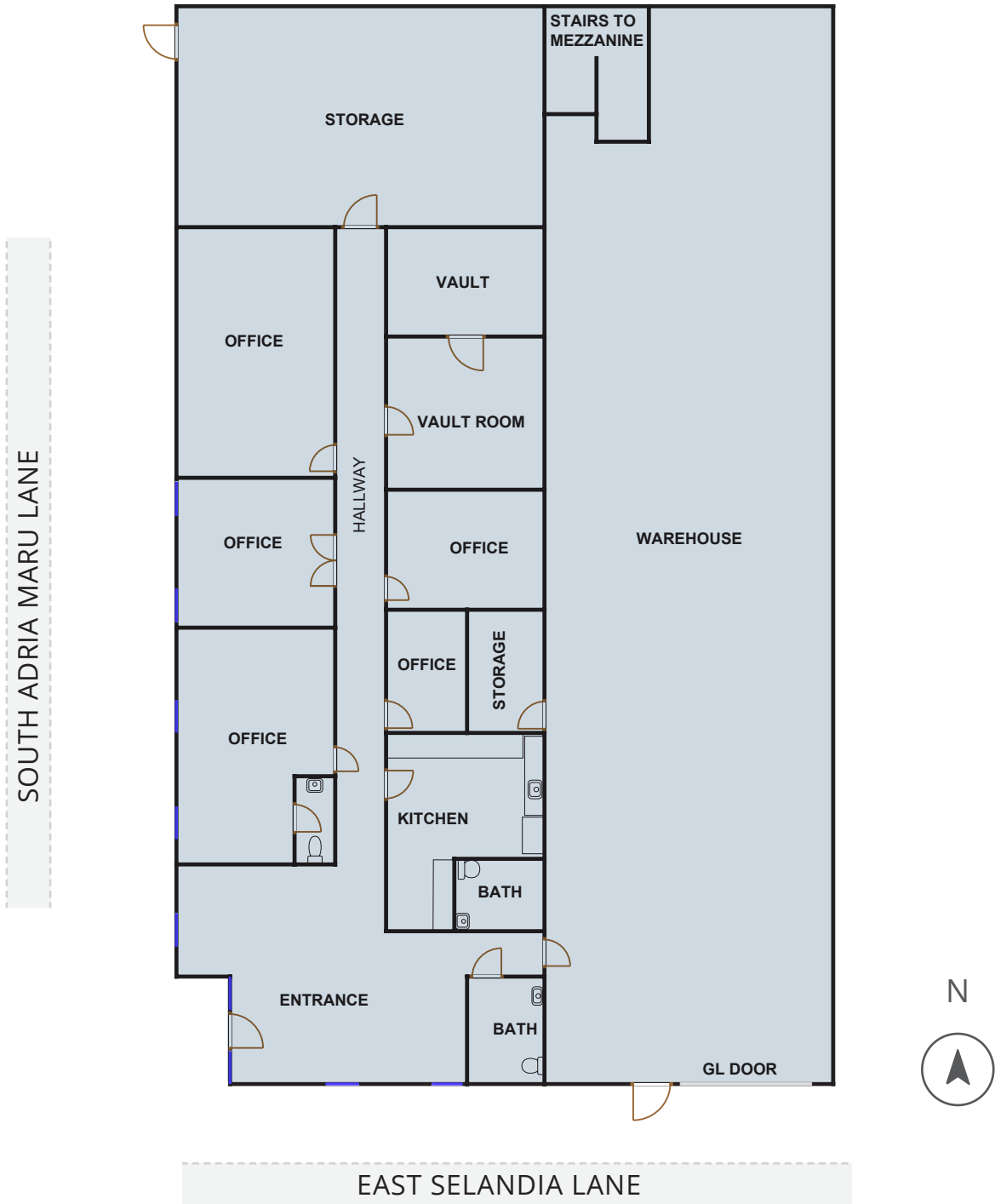
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FLOOR PLAN



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