



FOR SALE

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

Available 5,864 SF Unit

\$2,100,000 (\$350/SF)



FEATURES

Available Square Footage	5,864
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



DIMITRI PETRAKIS

Cal DRE Lic# 02208946

📞 310.620.8770

✉️ dpetrakis@lareminc.com



COLIN LANCASTER

Cal DRE Lic# 02197733

📞 310.436.6488

✉️ clancaster@lareminc.com



WESLEY BABI

Cal DRE Lic# 01822752

📞 310.436.6481

✉️ wbabi@lareminc.com

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

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

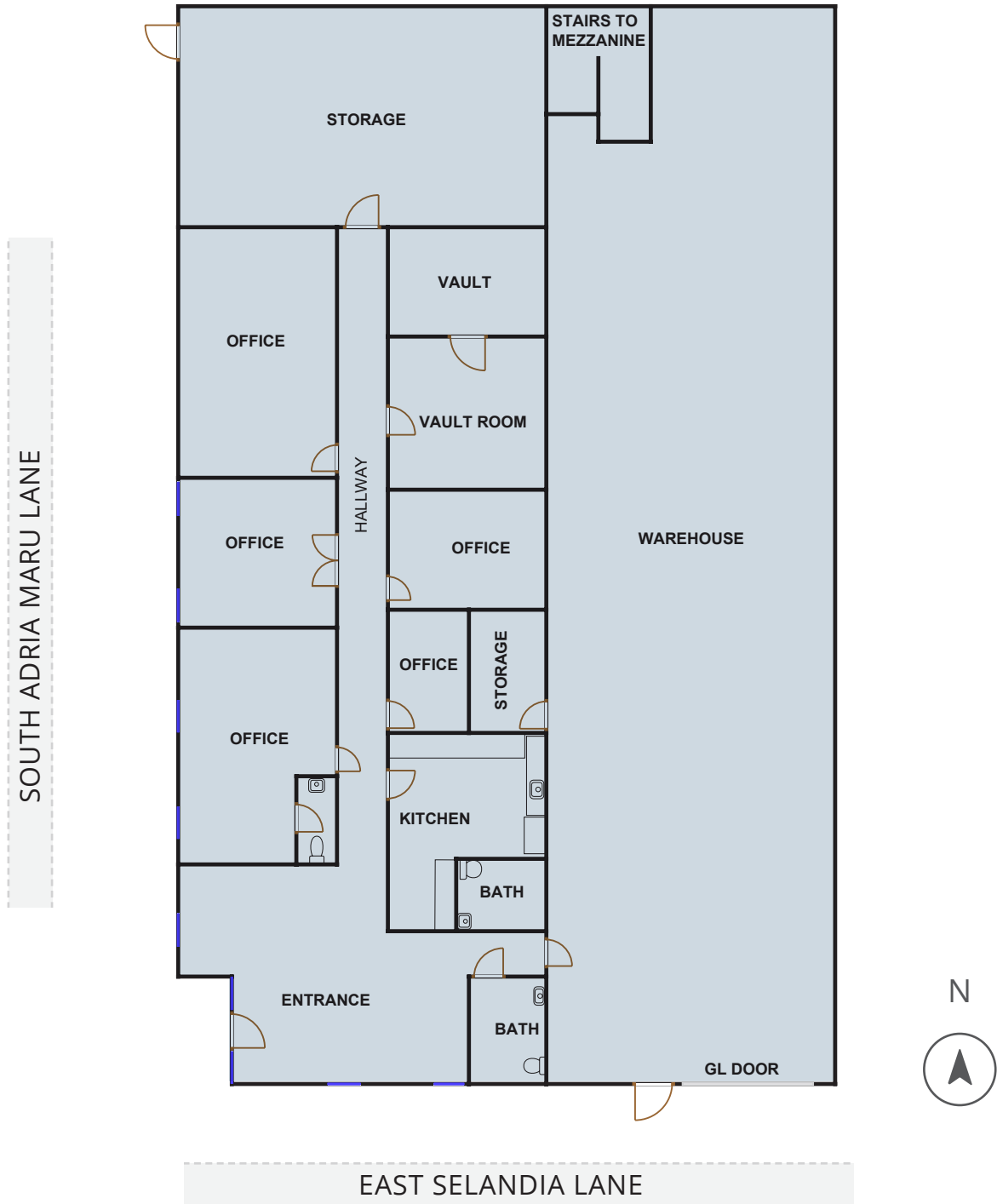
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions 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.



FOR SALE

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

FLOOR PLAN



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 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993