

18118-18120

SOUTH BROADWAY STREET

Carson (Gardena P.O.), CA 90248

OFFERING MEMORANDUM

MULTI-TENANT INDUSTRIAL
INVESTMENT OPPORTUNITY

±78,183 SF



[VIRTUAL TOUR 18120 UNIT A >](#)

[VIRTUAL TOUR 18120 UNIT B >](#)

LAREM

INVESTMENT OVERVIEW

LAREM Industrial Real Estate Specialist, Inc., as exclusive broker, is pleased to present 18118-18120 South Broadway Street, a three-building, five-unit industrial investment totaling approximately $\pm 78,183$ SF in Carson, CA (Gardena P.O.). The property has an established tenant base, providing durable in-place income and a market-to-market opportunity for the 2 vacancies. The offering benefits from a modified gross lease structure with Landlord pass-through rights for increases in property taxes and insurance. Strategically located within the greater South Bay industrial market, the property provides convenient access to the 110, 405 and 91 freeways, as well as the Ports of Los Angeles and Long Beach.

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

18118 -18120 SOUTH BROADWAY STREET

Carson, CA 90248 (Gardena P.O.)

$\pm 78,183$ SF | 3 BUILDINGS | 5 UNITS | $\pm 164,167$ SF LAND AREA

INVESTMENT HIGHLIGHTS



Durable In-Place Income

48% leased, providing in-place cash flow with significant upside through the lease-up of two vacant units.



Established Tenant Base

Three tenant groups diversified occupancy within the industrial park.



Functional Industrial Configuration

Multiple dock-high and ground-level loading positions with concrete truck courts.



Recent Capital Improvement

New roof completed in 2025



Concrete Yard Functionality

Approximately 90% concrete yard surfacing supports truck circulation and operations. Parking ± 100 spaces.



Modified Gross Lease Structure

Landlord pass-through rights for increases in property taxes and insurance.



PROPERTY PROFILE

APN	7339-004-017; 7339-004-016
Number of Parcels	Two (2)
Unit Size Range	9,750 SF - 22,000 SF
Building Area	$\pm 78,183$ SF
Total Land Area	$\pm 164,167$ SF
Office SF	± 780 -4,000 SF (varies by unit)
Power	200-1,600 Amps, 3P (varies by unit)
Clear Height	18'-24'
Loading	9 Dock-High Positions 11 Ground-Level Doors
Zoning	CAMH*

IN - PLACE TENANCY

- Pretty Knit, Inc.
- Blue Ocean Logistics Corp.
- Samsung Express Moving, Inc.

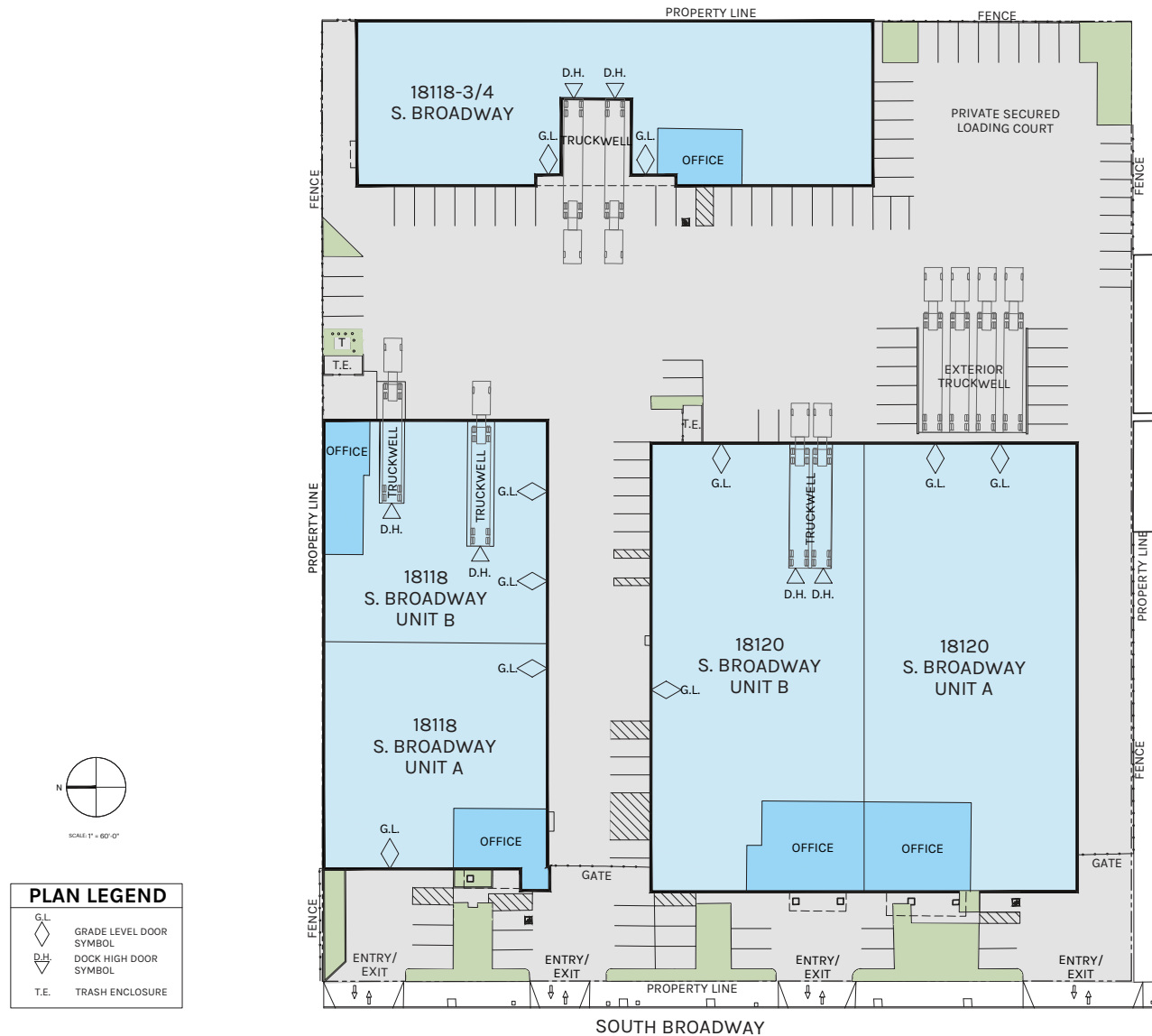
PHOTOS



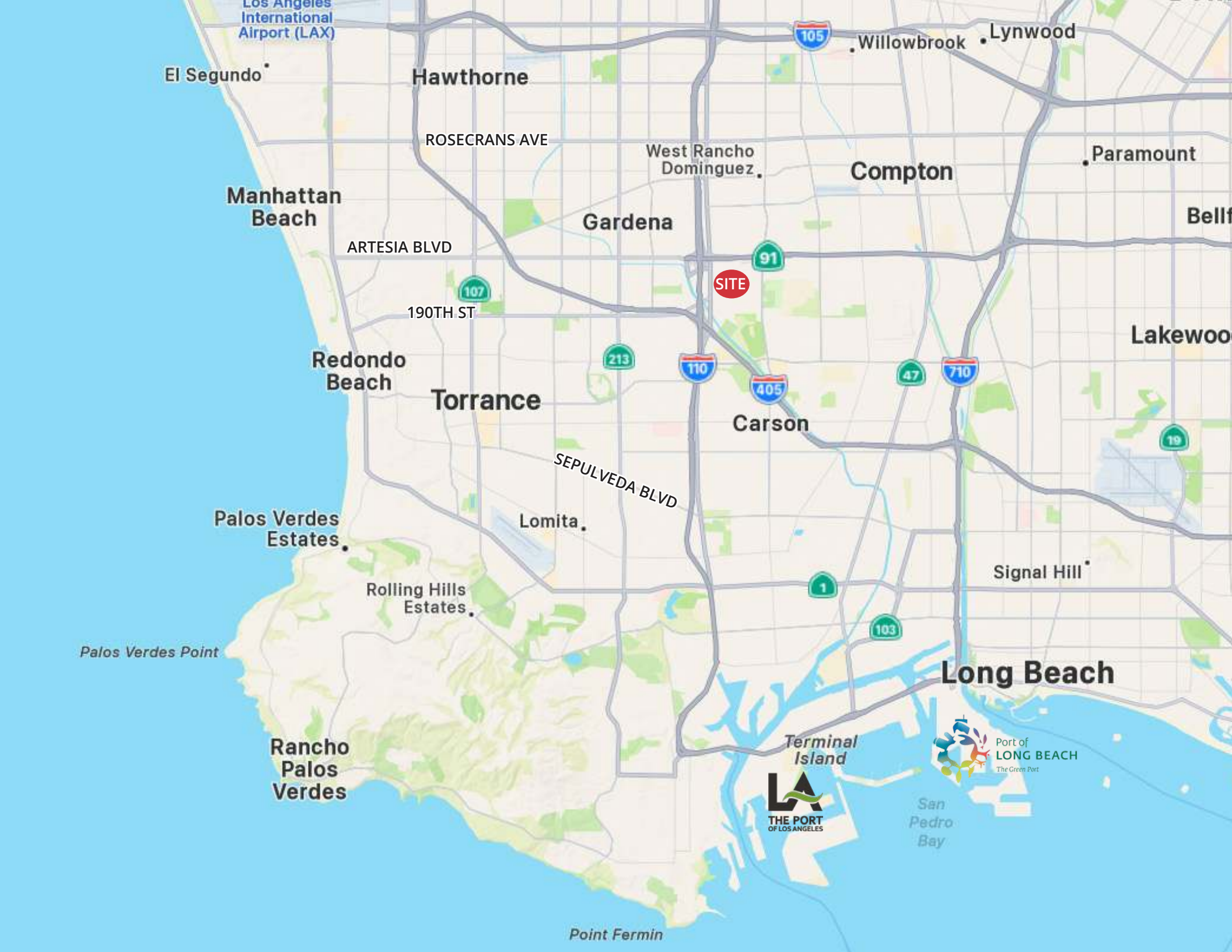
AERIALS



SITE PLAN



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE. HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Los Angeles
International
Airport (LAX)

El Segundo

Hawthorne

ROSECRANS AVE

West Rancho
Dominguez



Willowbrook

Lynwood

Paramount

Manhattan
Beach

ARTESIA BLVD

Gardena

Compton

Bell

190TH ST



SITE



Redondo
Beach



Torrance



Carson



Lakewood



SEPULVEDA BLVD

Lomita

Palos Verdes
Estates

Rolling Hills
Estates



Signal Hill



Palos Verdes Point

Rancho
Palos
Verdes

Long Beach

Terminal
Island

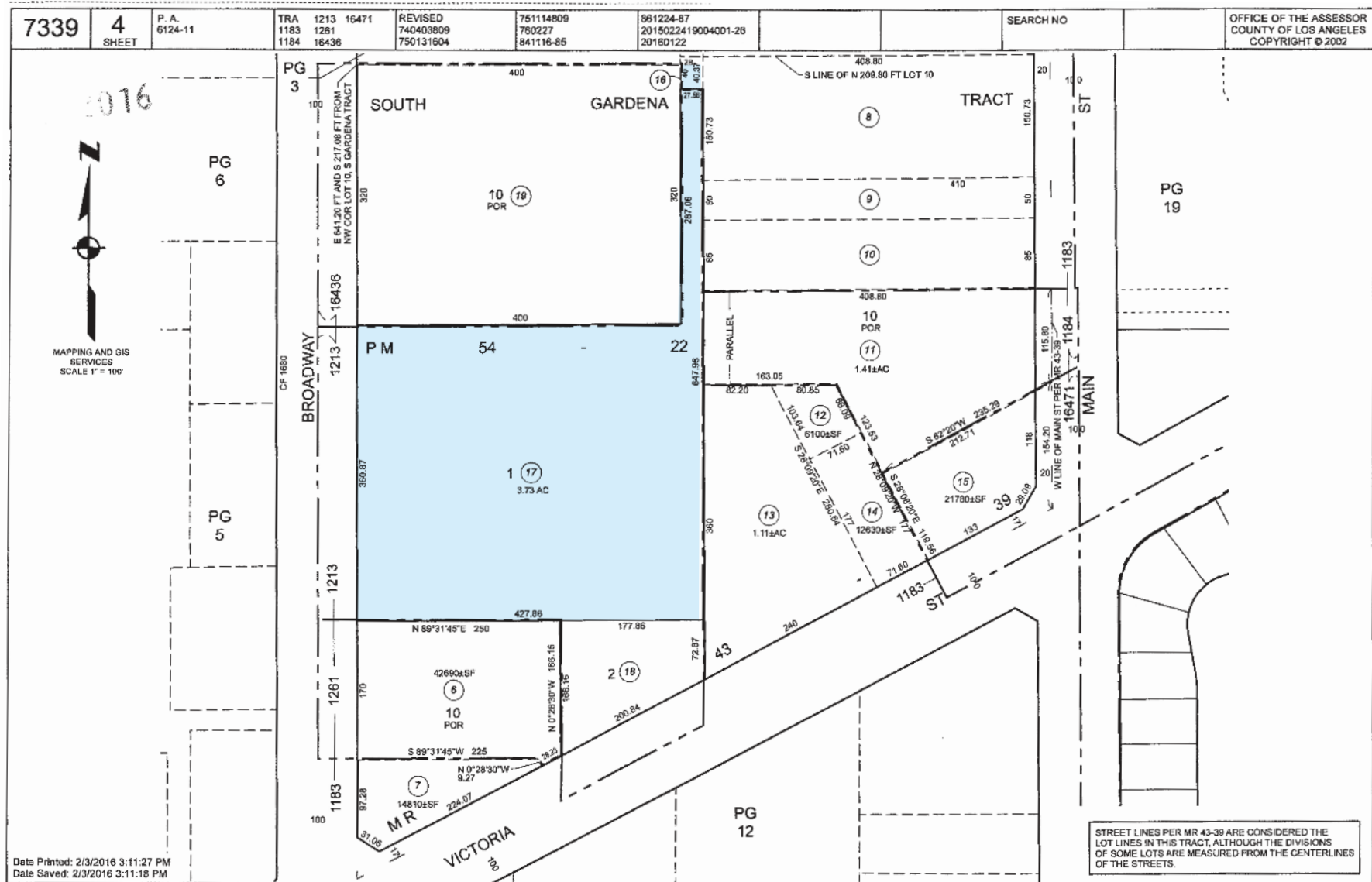


Port of
LONG BEACH
The Green Port

San
Pedro
Bay

Point Fermin

7339-004-017
7339-004-016





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