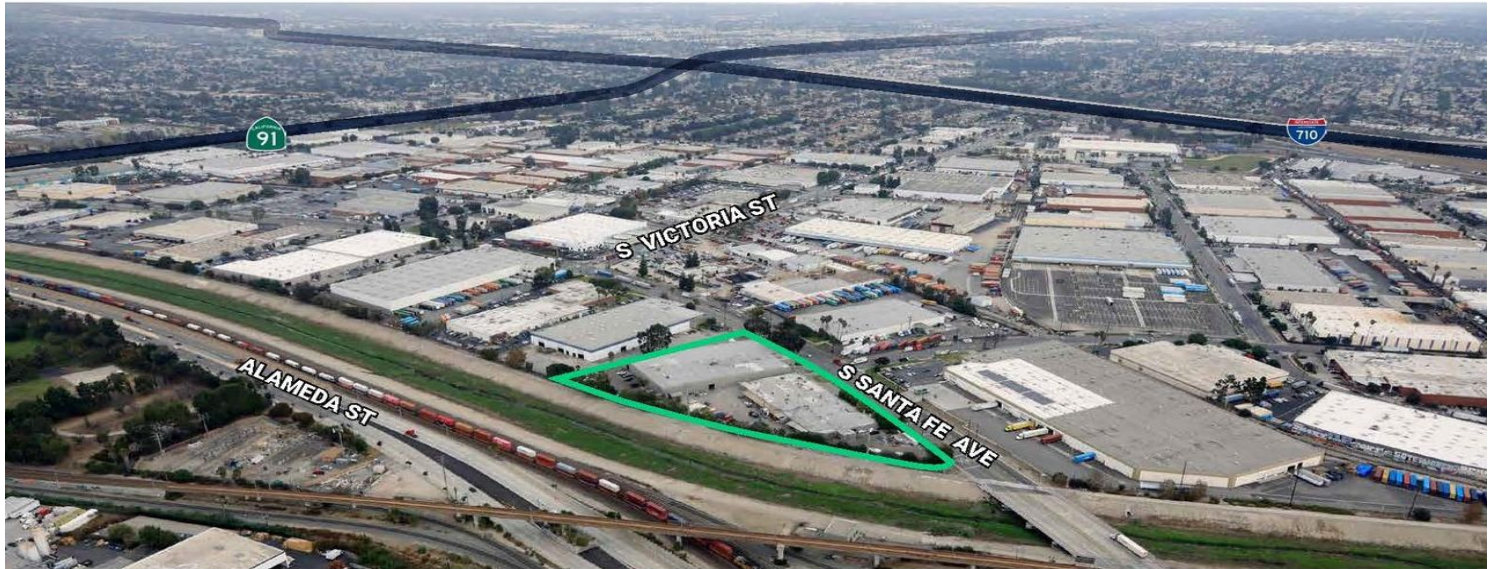


Available SF 102,262 SF

Industrial For Sale

Building Size 102,262 SF



Address: 18521-18601 S Santa Fe Ave, Compton, CA 90221

Cross Streets: Reyes Ave/Victoria St

Industrial Outdoor Storage Conversion
 Future Redevelopment - Investment Opportunity
 5.2 Acres, M2 Heavy Zoning
 Two Bldgs - 61,962 SF & 40,300 SF
 Near Ports of LA & LB And LAX

Sale Price:	TBD	Sprinklered:	Yes	Office SF / #:	TBD
Sale Price/SF:	TBD	Clear Height:		Restrooms:	
Available SF:	102,262 SF	GL Doors/Dim:	6	Office HVAC:	Heat & AC
Prop Lot Size:	5.21 Ac / 226,961 SF	DH Doors/Dim:	4	Finished Ofc Mezz:	0 SF
Taxes:		A: TBD V: TBD O: TBD W: TBD		Include In Available:	No
Yard:	Yes	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Zoning:	M2	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
		Whse HVAC:		Possession:	COE
		Parking Spaces:	/ Ratio:	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Light Industrial	Market/Submarket:	Carson/Compton
				APN#:	7306015019,7306015013

Listing Company: CBRE - El Segundo
Agents: [James Hooks 310-897-1789](#), [Bret Quinlan 310-363-4962](#), [Barbara Perrier 213-613-3033](#)

Listing #: 33177952 **Listing Date:** 11/30/2022 **FTCF:** CB000N000S000/A0AA

Notes: Co-listed with AIR CRE NonMember (Eric Cox). Buyer to verify all information. Clear height varies. JBI interiors will lease back both buildings following escrow at \$1.00 NNN PSF for a 12 month term with an option to extend 6 months at FMV. Call Broker regarding fee.

18521 & 18601 S Santa Fe Avenue

Conceptual Site Plan #1

Industrial Outdoor Storage (IOS) Use

(60) 10' x 53' Trailer Stalls



Conceptual Site Plan #2

Retain northern building and add additional loading docks. Tear down southern building and create a large yard.

(152) 10' x 52' Trailer Stalls



Contact Us

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