

1122 W ANAHEIM ST

WILMINGTON • CA 90744

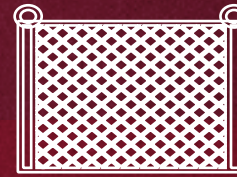
**±6,096 SF INDUSTRIAL BUILDING
ON ±28,771 SF OF LAND FOR SALE**

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LIC NO 02099423





Located at 1122 W Anaheim Street in Wilmington, California, this low-coverage industrial property offers excellent functionality and high visibility on the corner of Anaheim Street and Hawaiian Avenue. The site includes a 6,096-square-foot masonry building situated on a large 28,711-square-foot lot (0.66 acres), providing a rare expansive yard area ideal for storage, logistics, or equipment operations. The property features two convenient access points, offering excellent circulation, and includes approximately 2,500 square feet of office space, two restrooms, and 40 parking spaces (a ratio of 6.56:1,000). Zoned C2 RD 1.5, this property provides flexible mixed-use potential for a variety of commercial and light industrial applications. The site is currently vacant and available for immediate possession. Offered at \$3,300,000 (\$541.34/SF), this strategically located corner lot represents a strong owner-user or investment opportunity in a prime Wilmington commercial corridor.



**Low-Coverage
Building with
Huge Yard**



**High-Exposure
Corner Lot**



**Perfect
Commercial
Location**

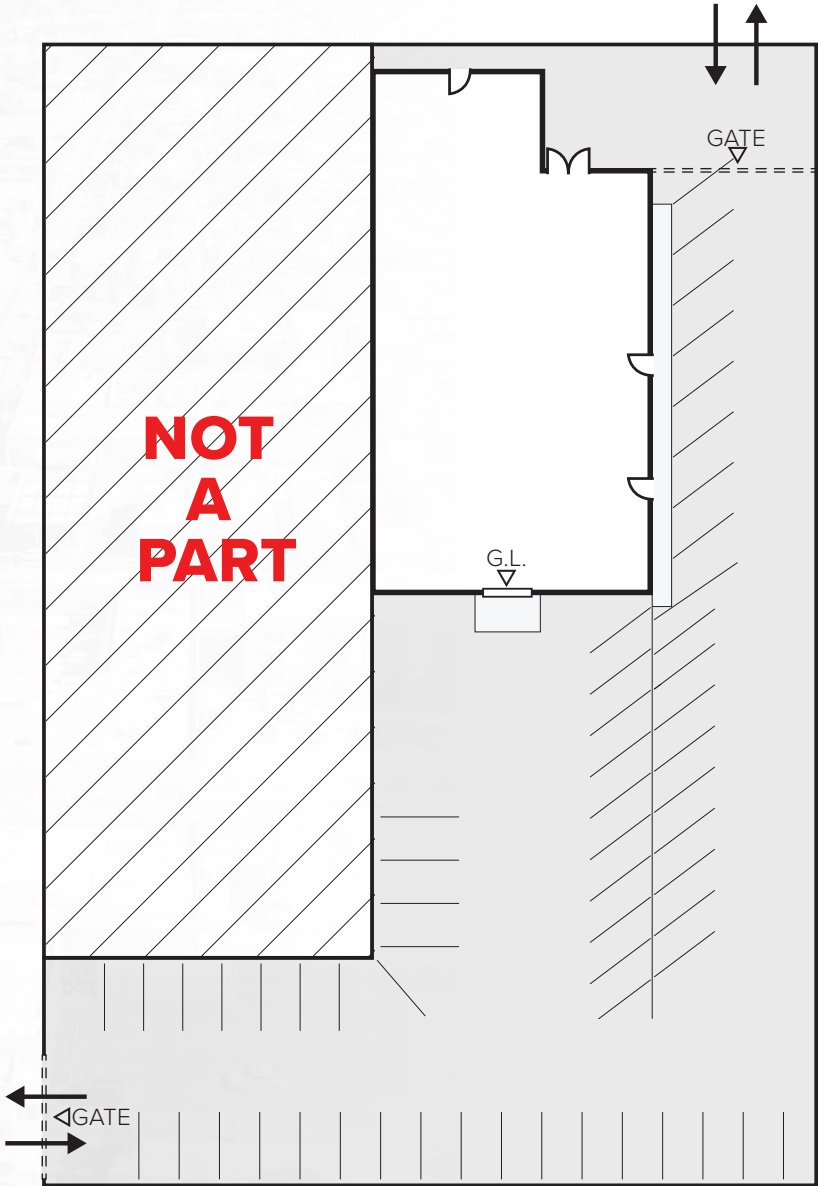


**Excellent
Circulation-
Two Entrances**



**Strategic
Location with
Versatile Zoning**

W ANAHEIM ST



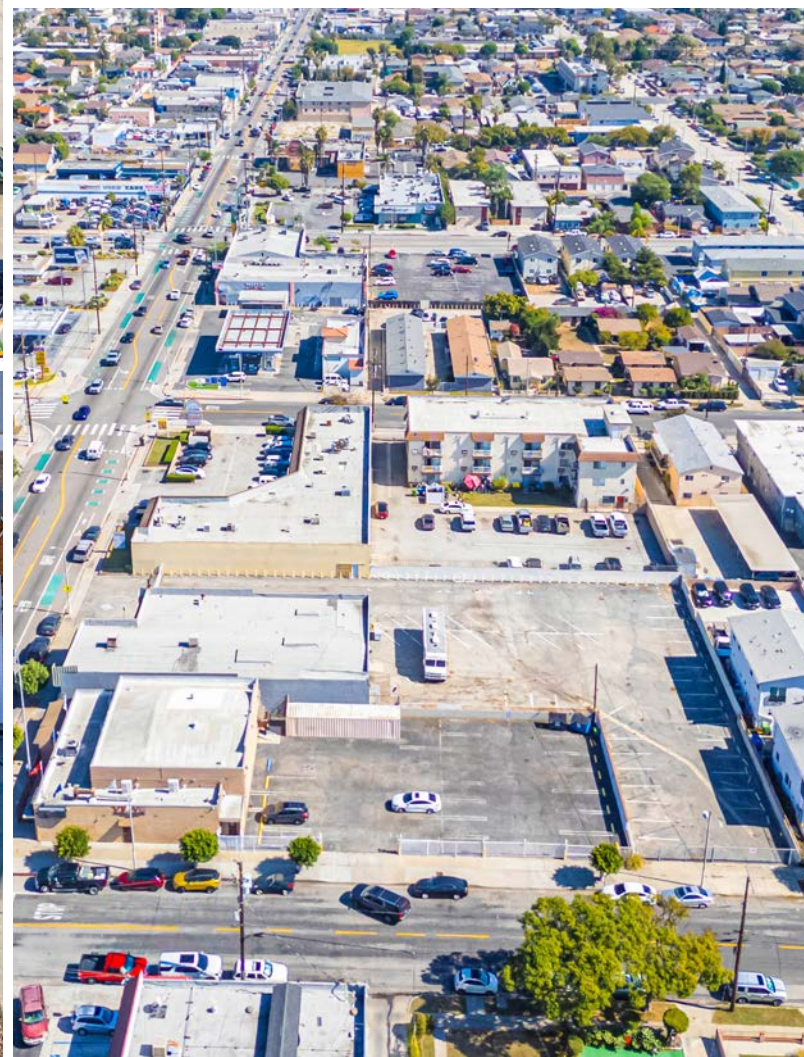
HAWAIIAN AVE

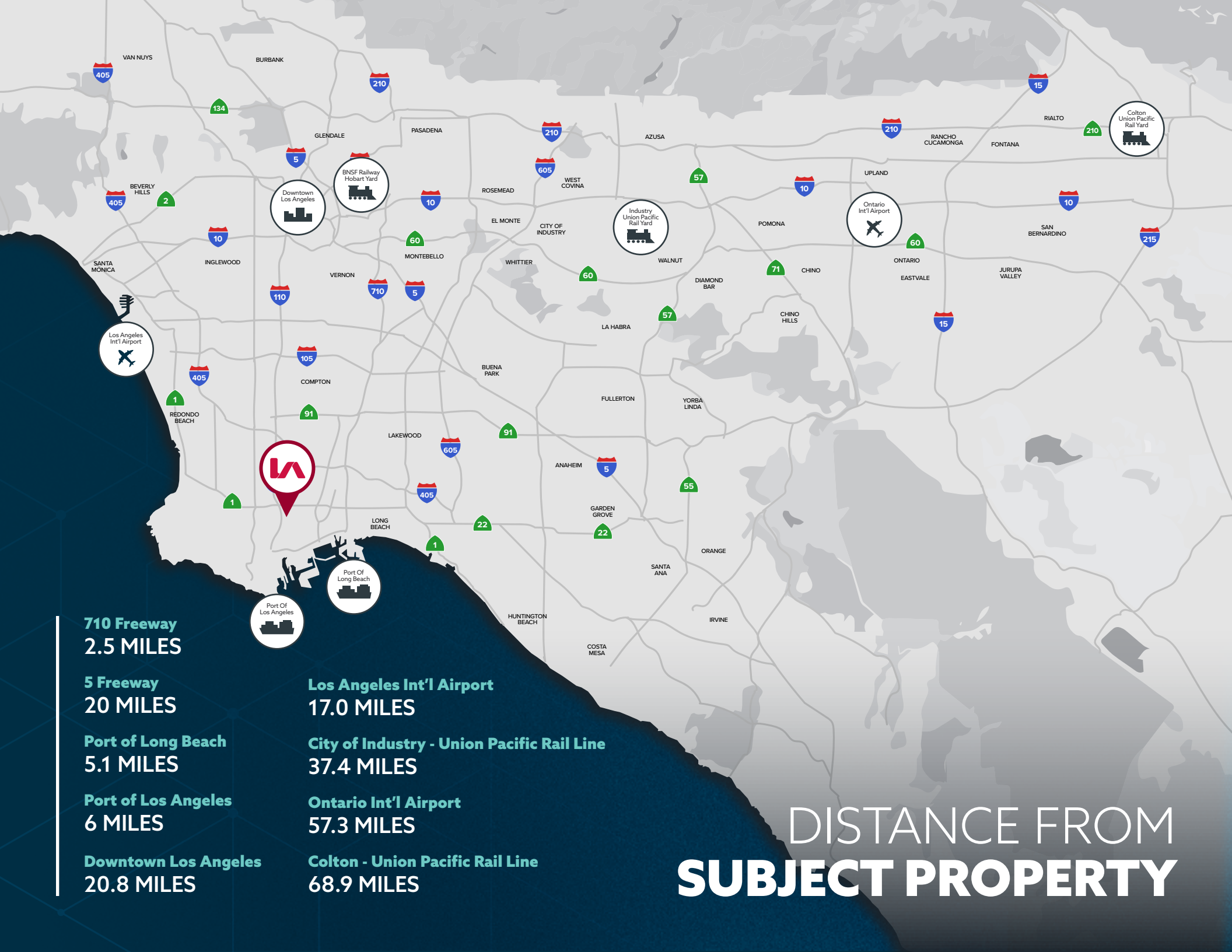
Available SF	±28,711
Minimum SF	±6,096
Sprinklered	No
Prop Lot Size	0.66 AC / ±28,711
Term	Acceptable To Owner
Yard	Yes
Office SF	±2,500
Included in Available	No
Possession Date	Now
Const Status/Year Blt	Existing
For Sale	Yes
Parking Spaces	40
Rail Service	No
GL Doors	0
DH Doors	0
Construction Type	Masonry
Specific Use	Mixed Use
Warehouse AC	No
Zoning	C2 RD 1.5
Market/Submarket	Long Beach/Harbor Cities
APN	7416-012-025
Power	A: 200 V: 240 Ø: W: 3



PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify





710 Freeway
2.5 MILES

5 Freeway
20 MILES

Port of Long Beach
5.1 MILES

Port of Los Angeles
6 MILES

Downtown Los Angeles
20.8 MILES

Los Angeles Int'l Airport
17.0 MILES

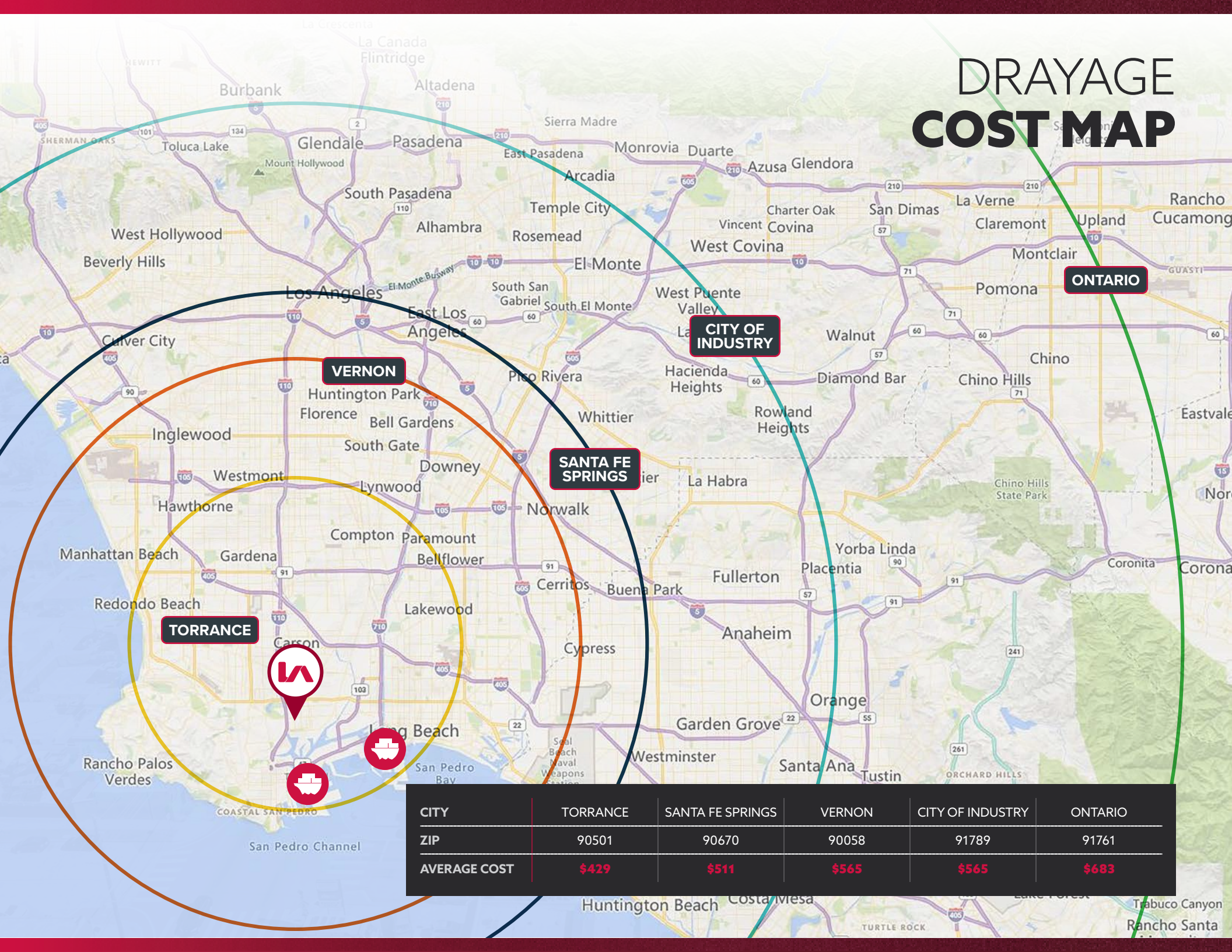
City of Industry - Union Pacific Rail Line
37.4 MILES

Ontario Int'l Airport
57.3 MILES

Colton - Union Pacific Rail Line
68.9 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

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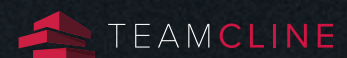
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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.