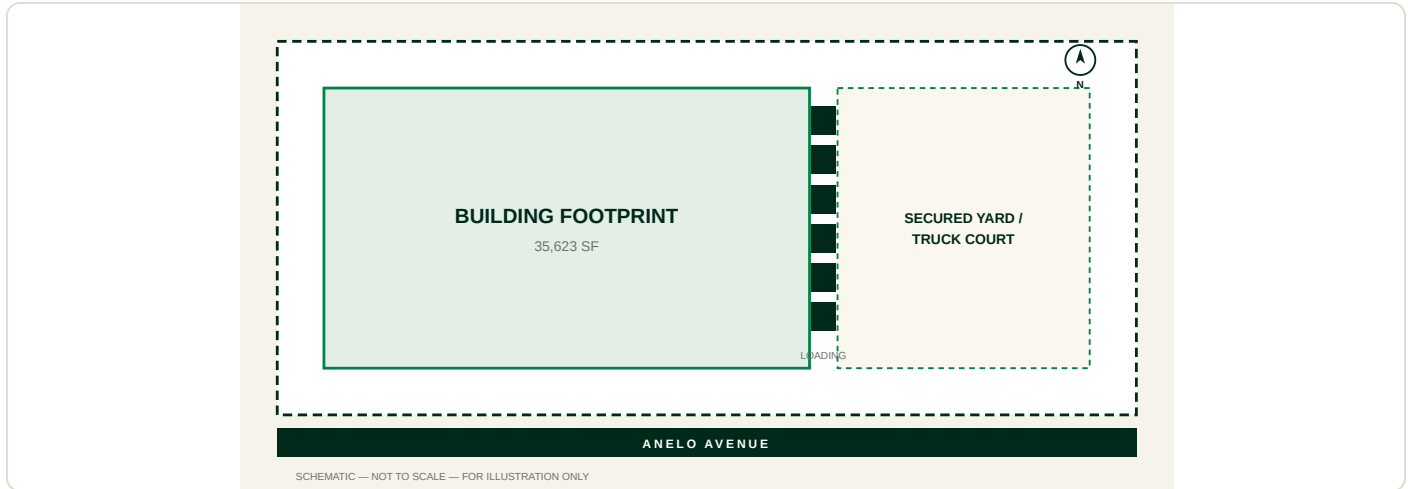


ADDITIONAL DOCUMENT · INDUSTRIAL SPACE · RANCHO DOMINGUEZ SUBMARKET

18903 Anelo Ave

18903 Anelo Ave, Carson, CA 90746



SITE & ENTITLEMENT DATA

Assessor Parcel Number	7314-021-018 (sample)
Zoning	CAML&D
General Plan	Light Industrial
Land Area	3.66 AC (159,353 SF)
Building SF	35,623 SF
Coverage Ratio	48% (sample)
Clear Height	21'-24'
Loading	3 dock-high / 2 ground-level
Power	800A, 277/480V 3-phase (verify)
Sprinklers	Yes
Yard	Fenced & paved, concrete truck court (sample)
Rail / Port Access	Port of LA/LB ~8 mi; I-405 / I-110 / SR-91 nearby

PERMITTED USES (SUMMARY)

- Warehousing, distribution and logistics
- Light manufacturing and assembly
- Wholesale trade and showroom (ancillary)
- Research and development
- Ancillary office (up to 25% of floor area)

UTILITIES & ACCESS

Municipal water and sewer at the street; natural gas and fiber available in the Anelo Avenue right-of-way. Primary truck access from Anelo Avenue with a full-turn truck court; passenger parking along the frontage.

Sample document. Figures marked "sample" or "verify" are illustrative placeholders for the Additional Document field and must be replaced with verified parcel, zoning and utility data before distribution.

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