



INDUSTRIAL · RANCHO DOMINGUEZ SUBMARKET · LOS ANGELES COUNTY

18903 Anelo Ave

35,623 SF industrial for lease — available July 1, 2026

18903 Anelo Ave, Carson, CA 90746

\$1.09/SF Gross

35,623 SF · DIVISIBLE · AVAILABLE JULY 1, 2026

PROPERTY OVERVIEW

Conveniently situated 35,623 SF industrial building positioned less than 1 mile from the I-405 and I-110 freeway interchange in Carson, part of the Los Angeles–Long Beach–Anaheim metropolitan area. Available July 1, 2026. Built in 1974, this efficiently equipped warehouse offers three dock-high doors, two grade-level doors, and 22 surface parking spaces over a 3.66-acre (159,353 SF) lot. Fully sprinklered, with sought-after 21'–24' ceiling heights (21.5'–24.5' in the two main sections; 12' clear in a 6,000 SF section), 3,430 SF of office space, 4 restrooms, and heavy power at 2,000 Amps / 277-480 Volt / 3-Phase. Zoned CAML&D (Light Industrial/Manufacturing). APN 7339-009-013.

BUILDING SPECIFICATIONS

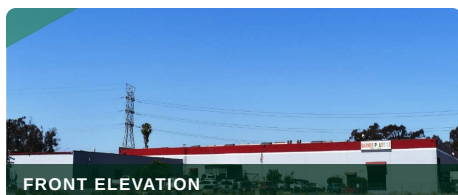
BUILDING SF 35,623 SF	AVAILABLE 29,063 + 6,560 SF	LAND AREA 3.66 AC (159,353 SF)	YEAR BUILT 1974
CLEAR HEIGHT 21'-24'	DOCK-HIGH DOORS 3	GRADE-LEVEL DOORS 2	OFFICE 3,430 SF
POWER 2,000A · 277-480V · 3Ø	SPRINKLERS Yes	PARKING 22	ZONING CAML&D
RESTROOMS 4	TENANCY Single	APN 7339-009-013	PROPERTY TYPE Industrial

AVAILABILITY

35,623 SF total, divisible — 29,063 SF main warehouse plus 6,560 SF wing. The adjoining 31,000 SF section is not available. Available July 1, 2026.

LOADING

Dock-high: 12'×12', 12'×20', 12'×10' plus ramp. Grade-level: 14'×15', 14'×14' and two 10'×6'. Clear height 21.5'–24.5' in the two main sections; 12' in a 6,000 SF section.



GALLERY



LOCATION

Located in the Rancho Dominguez submarket of Los Angeles County, less than 1 mile from the I-405 / I-110 interchange with freeway frontage and visibility. Minutes from the 405, 110 and 91 Freeways; 11.5 miles south of LAX and 15.5 miles from Downtown Los Angeles. Surrounded by a dense, skilled labor pool and a full retail amenity base within 3 miles (Walmart Supercenter, Target, Sam's Club, Ikea, Ralphs, Albertsons and more).

- 35,623 SF divisible: 29,063 SF main warehouse + 6,560 SF wing
- 3 dock-high + 2 grade-level doors; 21'-24' clear
- Heavy power: 2,000A / 277-480V / 3-phase
- Fully sprinklered · 3,430 SF office · 22 parking spaces
- Less than 1 mile to the 405/110 interchange; 11.5 mi to LAX

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,913	185,956	602,695
Median Age	42	42	39
Households	2,397	61,957	199,159
Average Household Income	\$127,311	\$121,909	\$118,864
Median Household Income	\$103,400	\$95,646	\$90,852
Households Earning \$100K+	1,242	29,940	91,786



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