



COLDWELL BANKER
COMMERCIAL
BLAIR

JUST LISTED!



1324 N. AVALON BLVD
WILMINGTON, CA 90744

1324 N. AVALON BLVD.
WILMINGTON, CA

EAST N ST

N AVALON BLVD

BROAD AVE

1324 N. AVALON BOULEVARD

W I L M I N G T O N , C A L I F O R N I A 9 0 7 4 4

AVAILABLE:

SUITE #1324: 1,146 RSF - \$2,292/month (Unfurnished)

SUITE #1328: 1,858 RSF - \$3,809/month (Furnished)

LEASE TYPE: MODIFIED GROSS
(shared utilities and common area maintenance added to monthly rent)

APN: 7422-005-049

YEAR BUILT: 1961/1962

ZONING: C2

PROPERTY DESCRIPTION:

Coldwell Banker Commercial BLAIR is pleased to present two office suites (furnished and unfurnished) available for lease in a well-maintained office property that truly represents pride of ownership. Both suites have been beautifully remodeled with new paint, carpet tile and/or laminate flooring as well as gorgeous new kitchenettes. Access to the property is via a secured, gated front or back entrance which opens to an onsite parking area located directly behind the property.

Both suites would be best for professional service use, including financial services, tax preparation, government office and/or port-related businesses. It is an approximate 15-minute drive to either the Port of Long Beach or the Port of Los Angeles.



1324 N AVALON, WILMINGTON, CA

TRADE MAP



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FLOOR PLAN





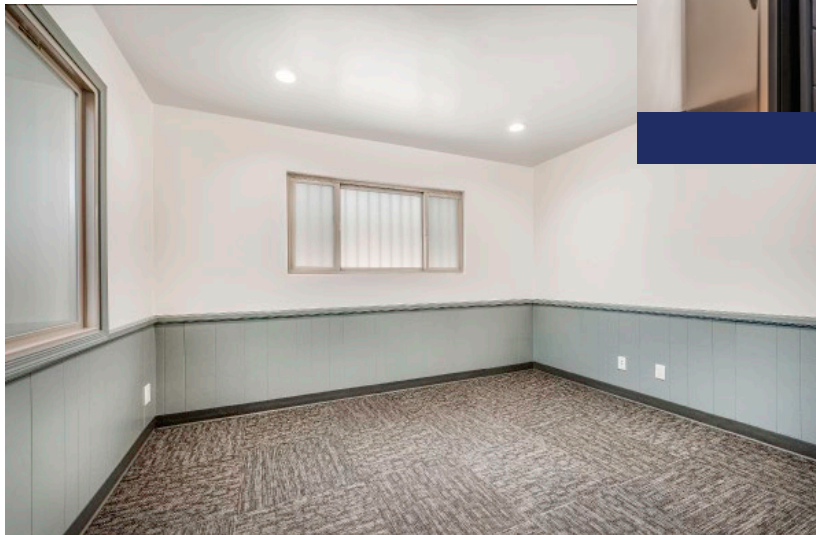
Waiting Room



Reception Desk



Kitchenette



Office



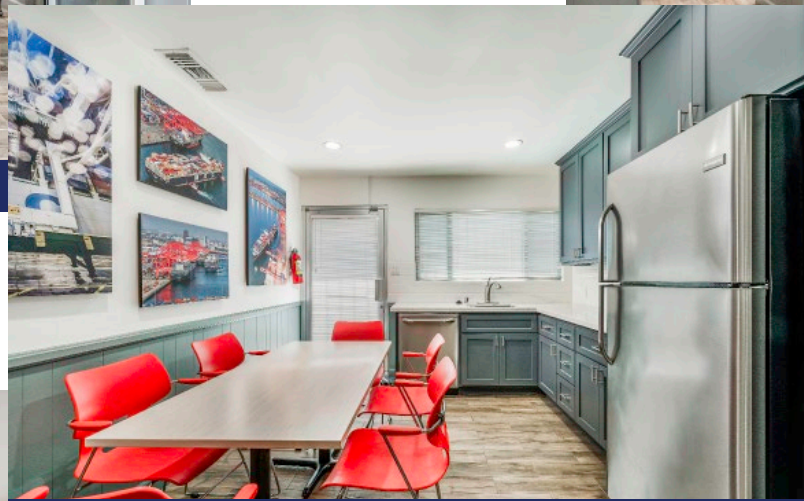
Open Office Area



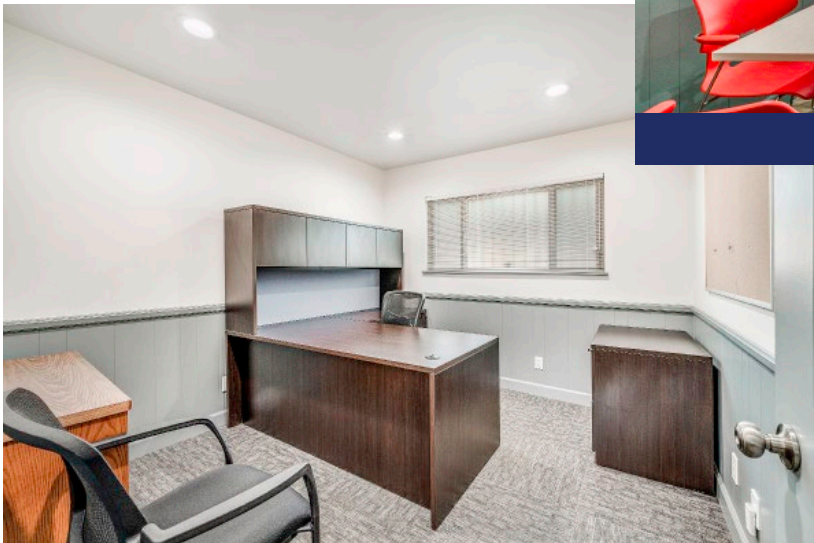
Open Area



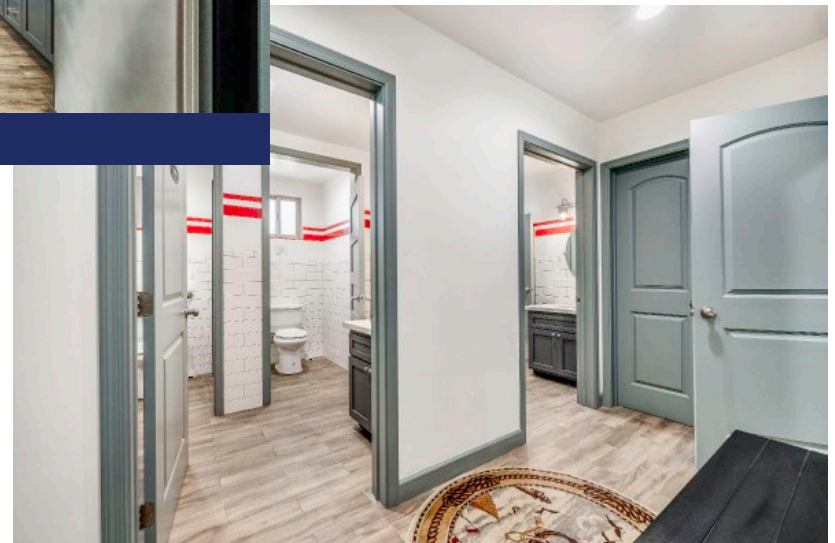
Reception Desk



Kitchen



Office



Restrooms

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PARKING AREA



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C O N T A C T

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