



15,099 ±SF Industrial Leasing Opportunity

120 W. G St., Wilmington, CA 90744
Building + Additional Parcels

Available Now
Flexible Terms

30,000+ SF
Total Land Area

\$2.00/SF + NNN
Asking Lease Rate

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Executive Summary

The Opportunity

A functional industrial site in Wilmington built around a combination of a building plus usable yard, with additional parcels that expand how the property can be operated.

Available now, with the flexibility to lease the building and yard together or separately.

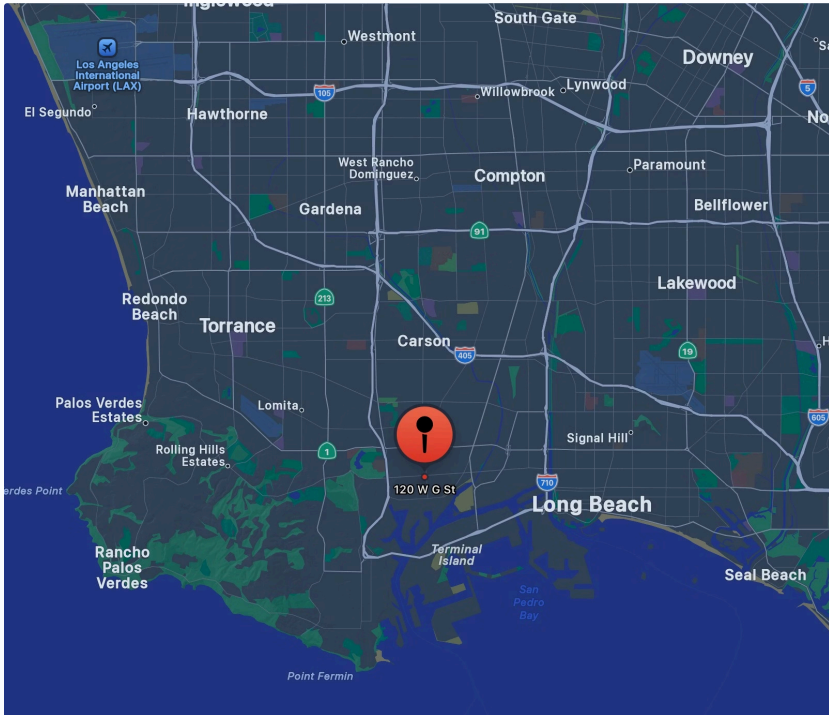
What's Included

- ±15,099 SF industrial building across two stories
- Multiple parcels totaling over 30,000 SF of land
- Yard space supporting indoor and outdoor operations
- Zoning that allows broad operational flexibility
- History of industrial and food-related use

This is a practical site for users who need space that works.



Location Overview



Wilmington sits directly adjacent to the Port of Los Angeles and is one of the most functionally important industrial submarkets in Southern California. This property places tenants at the center of regional port infrastructure.

Port-Oriented Freeway & Highway Access

CA-47

Direct port access – the primary arterial connecting Wilmington to the Port of LA and Port of Long Beach.

Pacific Coast Highway (PCH)

North-south connectivity linking the South Bay, Harbor area, and coastal industrial markets.

I-110 Freeway

Fast access to Downtown LA, inland distribution corridors, and connections to the 405, 710, and 91 freeways.

Leasing Highlights



Yard + Building Combo

One of the few sites in this part of LA offering both enclosed industrial space and meaningful yard area – true operational flexibility in a single location.



Multi-Parcel Advantage

Multiple parcels allow better flow, separation of uses, and adaptability for diverse tenant configurations and operational footprints.



Flexible Terms

Lease the building and yard together or separately. Deal structures can be tailored to match the specific needs of each user.



Port-Adjacent Location

Direct proximity to CA-47, PCH, and I-110 means fast, efficient access to the Port of LA, Long Beach, and key regional distribution corridors.



Immediate Availability

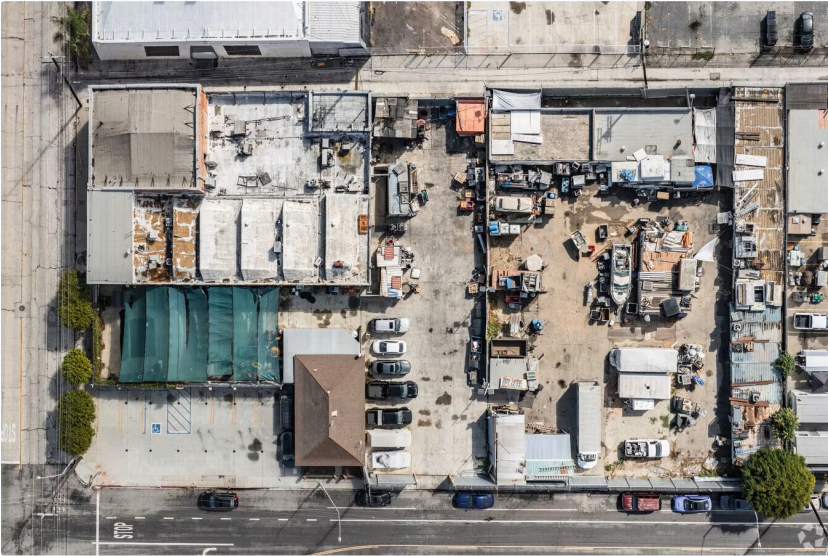
The site is ready now – no extended buildout or delay. Qualified tenants can move quickly with minimal lead time.



Broad Use Potential

LAC2 zoning and historical use support food processing, storage, logistics, light industrial, and other specialized operations.

Site Description – Building



Functional building whose value lies in the combination of the entire site operates — multiple parcels, generous yard space, and a structure that accommodates a wide range of uses.


Property Type	Industrial
Sub-Type	Freestanding
Building Class	C
Lease Type	Mixed
Lot Size	0.22 AC
Gross Leasable Area	15,099 SF
No. of Stories	2
Year Built	1926
Parking Ratio	1.77
Ceiling Height	12 FT – 15 FT
Zoning	LAC2
APN / Parcel ID	7423-001-004

Site Description – Parcels



Three additional parcels surround the building, providing substantial yard and open area. Combined, the full site totals over 30,000 SF – a rare offering in the Wilmington industrial submarket.

Parcel	APN	Lot Size
Parcel 1	7423-001-001	5,869 SF
Parcel 2	7423-001-002	2,493 SF
Parcel 3	7423-001-009	22,025 SF (est.)

 **Total Land Area: ±30,000+ SF combined** – inclusive of all parcels. The non-uniform configuration of the site is precisely what gives it operational depth and flexibility.

The parcel layout enables separation of uses, multiple access points, dedicated staging or storage zones, and the ability to isolate different operational activities across the site.

Flexible Building – Floorplan

Layout of 120 W. G St., Wilmington, CA



Ground Floor

Storage, light industrial, or food processing operations – adaptable to a range of functional uses.

Second Floor

Office, administrative, or support functions – suitable for management or staff operations above the floor.

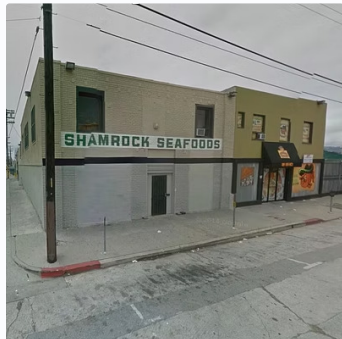
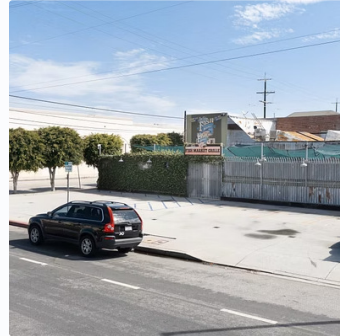
Yard Areas

Fleet staging, materials storage, or outdoor operations – expandable across multiple parcels as needed.



Property Photo Gallery

Industrial Space for Lease – \$2.00/SF + NNN/CAM



Target Users & Ideal Operators

This site is best suited for operators who need real functionality – building, yard, and location working together. It is not a standard warehouse offering and performs best for users with non-standard requirements.



Port-Related Operators

Businesses tied to container movement, import/export, or harbor logistics that require yard space for staging and close proximity to the port.



Contractors & Service Companies

Operators needing a blend of enclosed building space and generous outdoor area for vehicles, materials, tools, and equipment.



Food Processing & Specialized Industrial

Prior use and LAC2 zoning actively support food-related operations and other specialized uses that need non-standard, adaptable layouts.



Hybrid Industrial Users

Companies that don't fit neatly into a traditional warehouse model and value operational flexibility over polish or prestige.

Pricing Context

Asking Rate

\$2.00/SF + NNN

The rate reflects port-adjacent positioning, the inclusion of yard space and multiple parcels, and the overall flexibility of use and layout this site affords.

When evaluating alternatives, the comparison isn't simply on building square footage — it's on **total usable site**.

How This Site Compares

Most comparable industrial properties in the Wilmington submarket fall short in one or more of these areas:

Lack of Yard

Many buildings in the area offer no meaningful outdoor operational area.

Limited Outdoor Space

Sites that do have yards often offer insufficient square footage for real staging or storage needs.

Requires Multiple Locations

Tenants often need to lease separate properties to achieve the combined functionality this site provides in one.

Ready to Tour?

This is a functional site with building, yard, and location set up for real operations. If that's what you need, this is worth seeing in person.

The Innate Group

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Property Address

120 W. G St.

Wilmington, CA 90744

Available Now – Flexible Terms

Discuss & Schedule

Reach out to discuss layout options, parcel configuration, or how the site can be structured around your specific use case.



Offering Memorandum – Disclosures

- This Offering Memorandum ("OM") has been prepared by The Innate Group, Inc. based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.
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- This OM does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire.
- All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Seller and The Innate Group, and therefore, are subject to material variation.
- This OM does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.
- This OM is being delivered by The Innate Group to prospective buyers and their broker/agent representation, with the understanding that all prospective buyers will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.
- Additional information and an opportunity to inspect the site will be made available to interested and qualified prospective purchasers.
- The Innate Group reserves the right to request the return of any or all of the information enclosed.