

**13110**  
S AVALON BLVD  
LOS ANGELES, CA 90061

PERFECT FOR WAREHOUSE AND  
MANUFACTURING USES

**PRICE REDUCED!**  
**LEASE RATE: ~~\$1.00~~ \$0.90 PSF/MO GRS**



*For Lease*

±21,418 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP



## Property HIGHLIGHTS



Gated Industrial Park



Perfect For Warehouse  
and Manufacturing Uses



Ample Parking



1 Dock High &  
3 Ground Level Loading



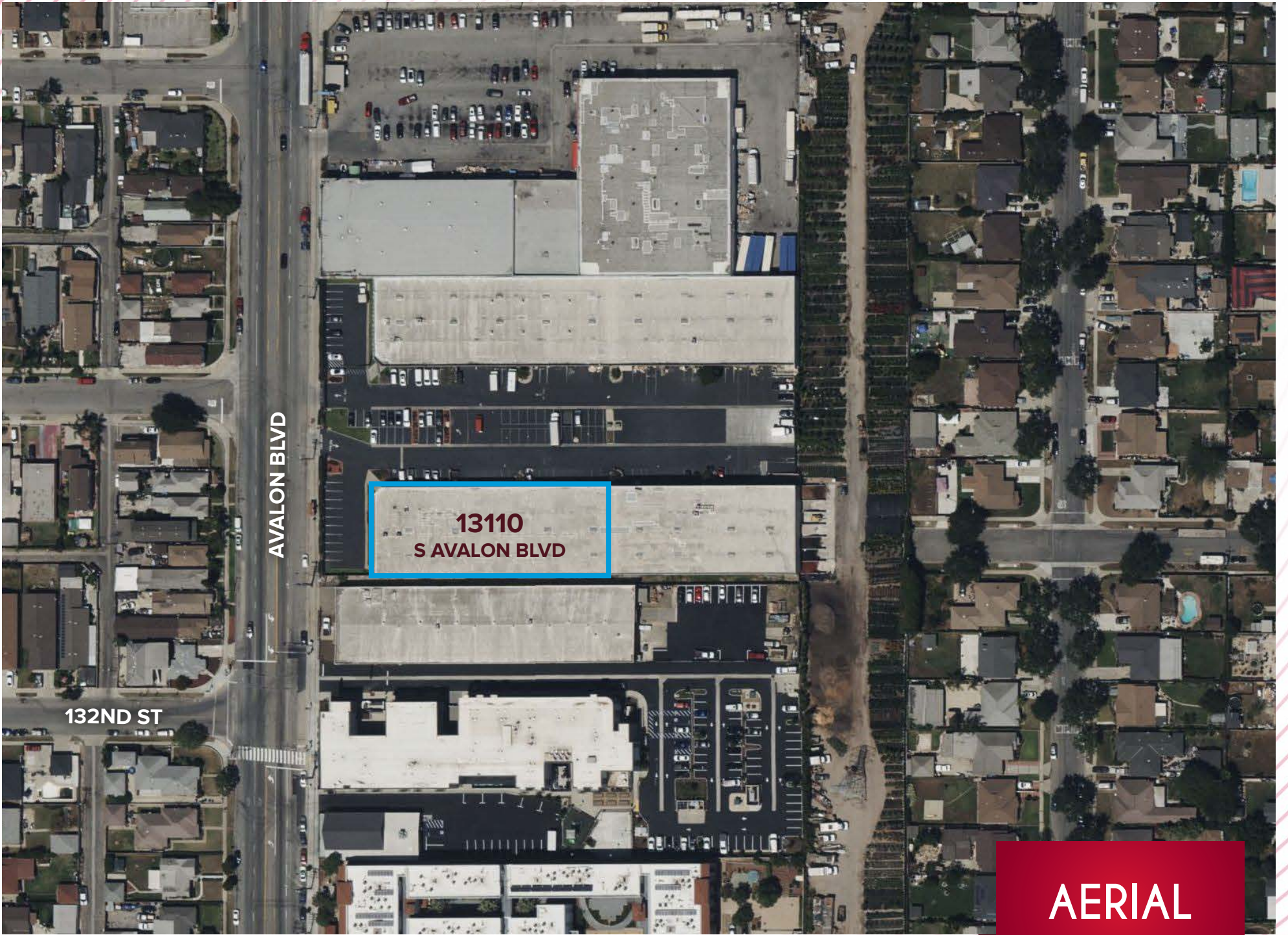
17' Clear Height



Located in  
Unincorporated  
Los Angeles

## Pricing SUMMARY

Lease Rate: \$0.90 PSF/Mo GRS  
\$0.10 PSF CAM

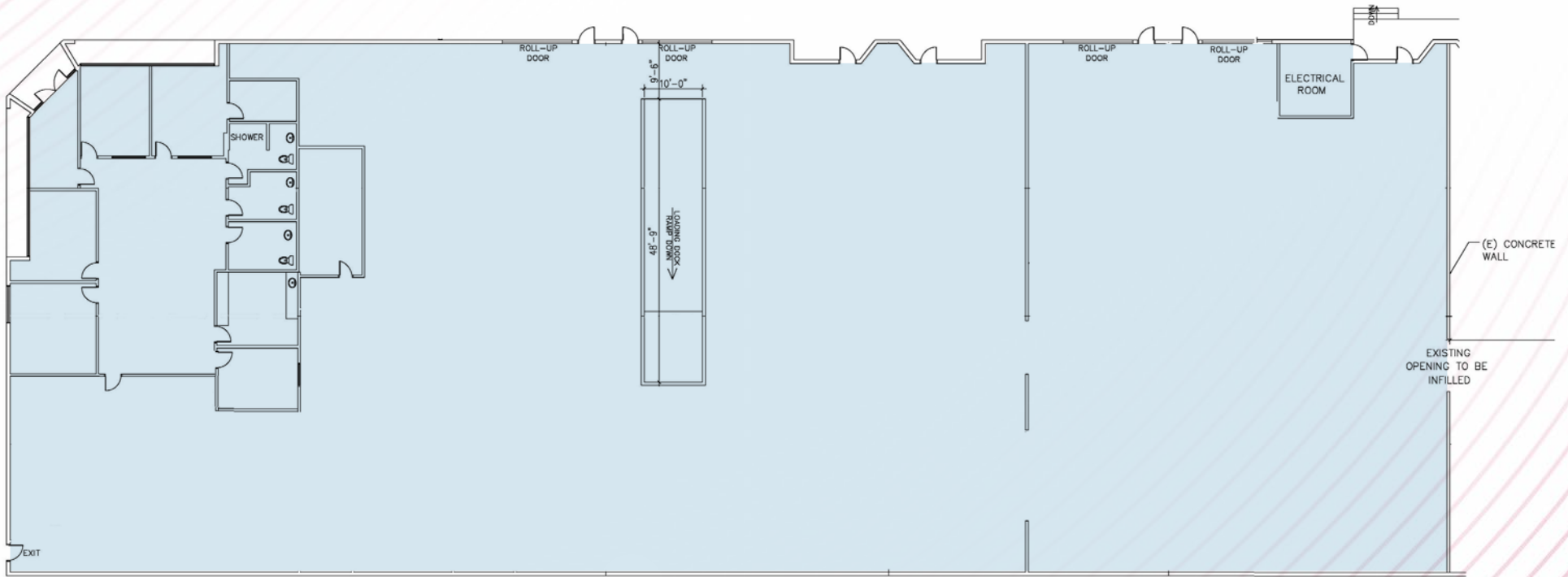


AVALON BLVD

13110  
S AVALON BLVD

132ND ST

AERIAL



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

13110 S AVALON  
FLOOR PLAN

13110

AVALON  
BLVD

*AVAILABLE SF*

±21,418 SF

*LAND SIZE*

±154,507 SF

*PARCEL NO*

6134-001-007

*USE*

Manufacturing

*ZONING*

C2

*OFFICE SF*

±2,410 SF







### Central Los Angeles

Base: 246,100,606 SF  
Vacancy Rate: 6.9%  
Availability Rate: 8.4%  
Direct Asking Rate: \$1.33 PSF  
Overall Asking Rate: \$1.33 PSF  
Median Price/Bldg SF: \$227.47  
Median Price/Land SF: \$158.78

### San Gabriel Valley

Base: 177,713,919 SF  
Vacancy Rate: 5.3%  
Availability Rate: 6.5%  
Direct Asking Rate: \$1.30 PSF  
Overall Asking Rate: \$1.29 PSF  
Median Price/Bldg SF: \$230.38  
Median Price/Land SF: \$104.83

Rancho Cucamonga  
**\$611**

San Bernardino  
**\$756**

Fontana  
**\$636**

Rialto  
**\$650**

SAN BERNARDINO COUNTY

Bloomington  
**\$652**



Ontario  
**\$589**

LOS ANGELES COUNTY

Commerce  
**\$444**

Vernon  
**\$459**

### Mid Counties

Base: 114,824,282 SF  
Vacancy Rate: 8.0%  
Availability Rate: 10.0%  
Direct Asking Rate: \$1.38 PSF  
Overall Asking Rate: \$1.33 PSF  
Median Price/Bldg SF: \$286.90  
Median Price/Land SF: \$118.19

City of Industry  
**\$490**

Chino  
**\$576**

### Inland Empire West

Base: 374,350,461 SF  
Vacancy Rate: 7.2%  
Availability Rate: 11.1%  
Direct Asking Rate: \$1.16 PSF  
Overall Asking Rate: \$1.13 PSF  
Median Price/Bldg SF: \$283.88  
Median Price/Land SF: \$128.81

Riverside  
**\$655**

Moreno Valley  
**\$703**

### South Bay

Base: 196,755,737 SF  
Vacancy Rate: 6.9%  
Availability Rate: 9.3%  
Direct Asking Rate: \$1.51 PSF  
Overall Asking Rate: \$1.49 PSF  
Median Price/Bldg SF: \$296.64  
Median Price/Land SF: \$147.62

Gardena  
**\$409**  
Carson  
**\$400**

Santa Fe Springs  
**\$447**

La Mirada  
**\$437**

Corona  
**\$582**

### Inland Empire East

Base: 318,641,066 SF  
Vacancy Rate: 10.6%  
Availability Rate: 13.5%  
Direct Asking Rate: \$0.99 PSF  
Overall Asking Rate: \$0.95 PSF  
Median Price/Bldg SF: \$251.00  
Median Price/Land SF: \$77.17

### PROPERTY LOCATION



ORANGE COUNTY

### Orange County

Base: 233,933,869 SF  
Vacancy Rate: 6.6%  
Availability Rate: 8.8%  
Direct Asking Rate: \$1.48 PSF  
Overall Asking Rate: \$1.46 PSF  
Median Price/Bldg SF: \$393.00  
Median Price/Land SF: \$134.35

Irvine  
**\$507**

RIVERSIDE COUNTY

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

# Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP

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LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory  
Drayage Rates reflect base and fuel costs only  
Based on a survey and sale comps of industrial properties 5,000 SF+



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