

Available SF 133,240 SF

Industrial For Lease

Building Size 133,240 SF



Property Name: Prologis South Bay Distribution Center
Address: 20801 S Santa Fe Ave, Carson, CA 90810
Cross Streets: Santa Fe Ave/E El Presidio St

Prologis South Bay Distribution Center
 Functional Port Area Whse and Distribution Facility
 Rear Unit W/ Fenced Private Yard
 Edge-of-Docks at Every Position
 New LED Lighting in Warehouse
 Professional Prologis Ownership/Management

Lease Rate/Mo: \$158,556
Lease Rate/SF: \$1.19
Lease Type: NNN / Op. Ex: \$0.29
Available SF: 133,240 SF
Minimum SF: 133,240 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$357,235 / 2025
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 2
DH Doors/Dim: 19
A: 1200 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 143 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,854 SF / 5
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 03/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-025-021

Listing Company: CBRE - El Segundo

Agents: [Greg Dyer 310-363-4953](#), [Tres Reid 310-363-4948](#), [Caroline Reid 310-947-4219](#), [Ryan Wengert 310-363-4848](#)

Listing #: 44257555

Listing Date: 02/02/2026

FTCF: CB300N000S000

Notes: Free standing building with paved yard. Rail service possible. OpEx estimated at \$0.29 psf/mo. 0.6/3,000 gpm sprinkler system. Taxes are for the entire premises. Tenant to verify all specifications.



Unlock the full potential of your warehouse with one strategic, single-source partner.



CBRE

CBRE
Greg Dyer
 greg.dyer@cbre.com
 ph +1 310 363 4953
 Lic. 01199659

CBRE
Tres Reid
 tres.reid@cbre.com
 ph +1 310 363 4948
 Lic. 00975748

CBRE
Caroline Reid
 caroline.reid@cbre.com
 ph +1 310 947 4219
 Lic. 02188038

CBRE
Ryan Wengert
 ryan.wengert@cbre.com
 ph +1 310 363 4848
 Lic. 02089469

Prologis
Lisa Reddy
 lreddy@prologis.com
 ph +1 562 345 9206
 prologis.com
 Lic. 01944561

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.