

21160

S. Figueroa Street

CARSON, CA

CBRE



FOR LEASE

± 30,360 SF INDUSTRIAL UNIT

PROPERTY HIGHLIGHTS



Lease Rate

\$1.35 PSF NNN +
\$0.63 PSF OPEX



Minimum Warehouse Clearance

24'



Zoning

SP-4



Total Rental SF

±30,360 SF



Loading

3 Dock Positions,
1 Ground Level Door



Sprinklered

.60/2500



Office Area

±5,829 SF
(2,972 SF on 2nd Floor)



Power

200 Amps, 277/480 Volts



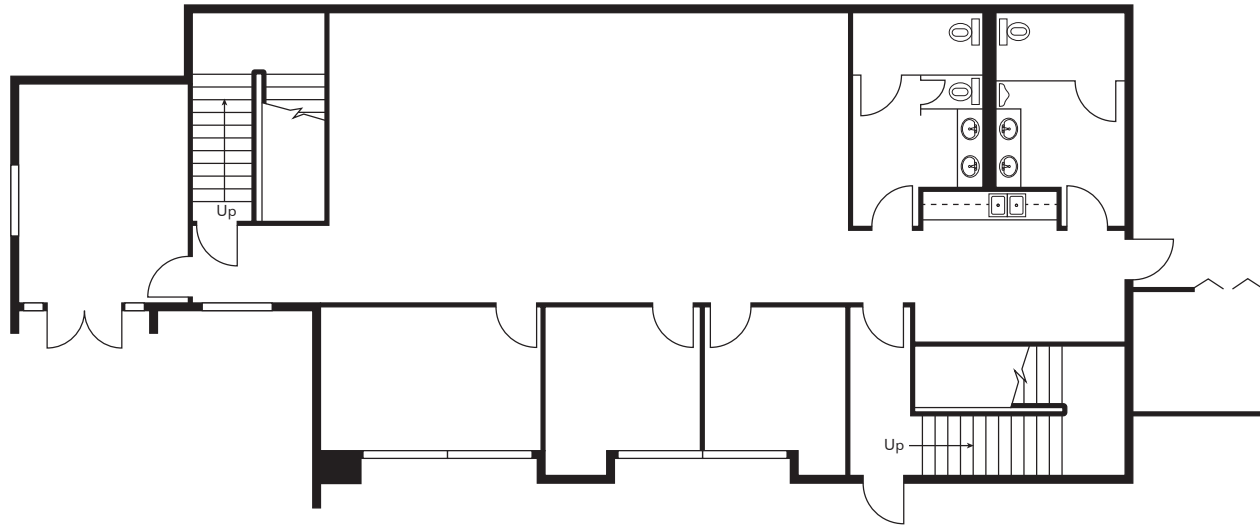
Parking

48 Spaces

- Corporate image building within secure business park
- Immediate access to 110 and 405 Freeways
- Kitchen and bathrooms located on both floors with above-market finishes
- Well maintained offices and warehouse space
- Potential to keep existing racks in-place and save time and costs on permitting process



OFFICE FLOOR PLANS



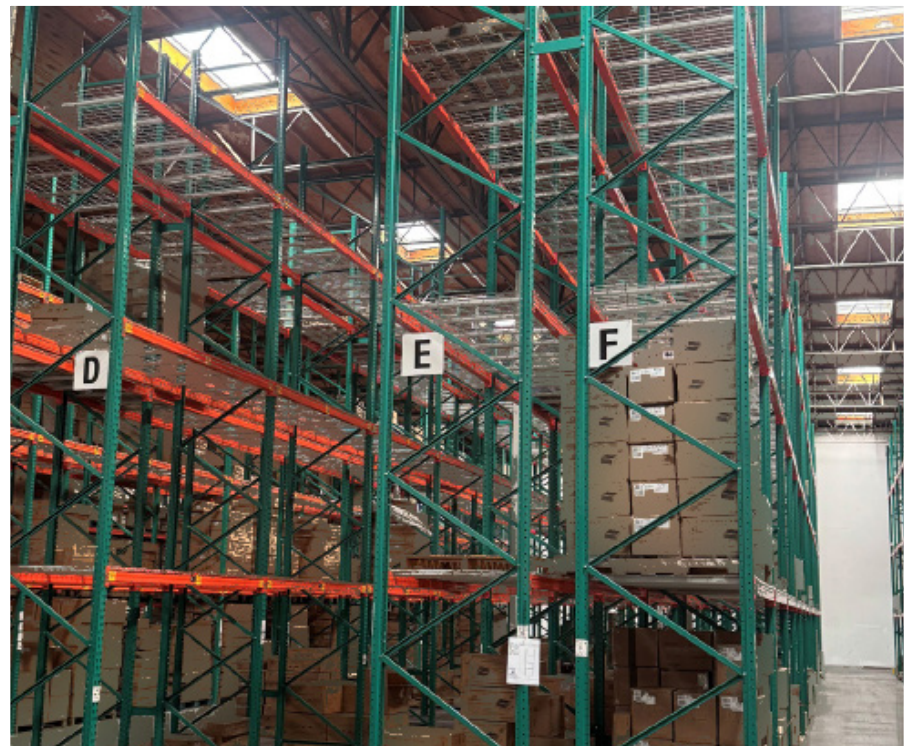
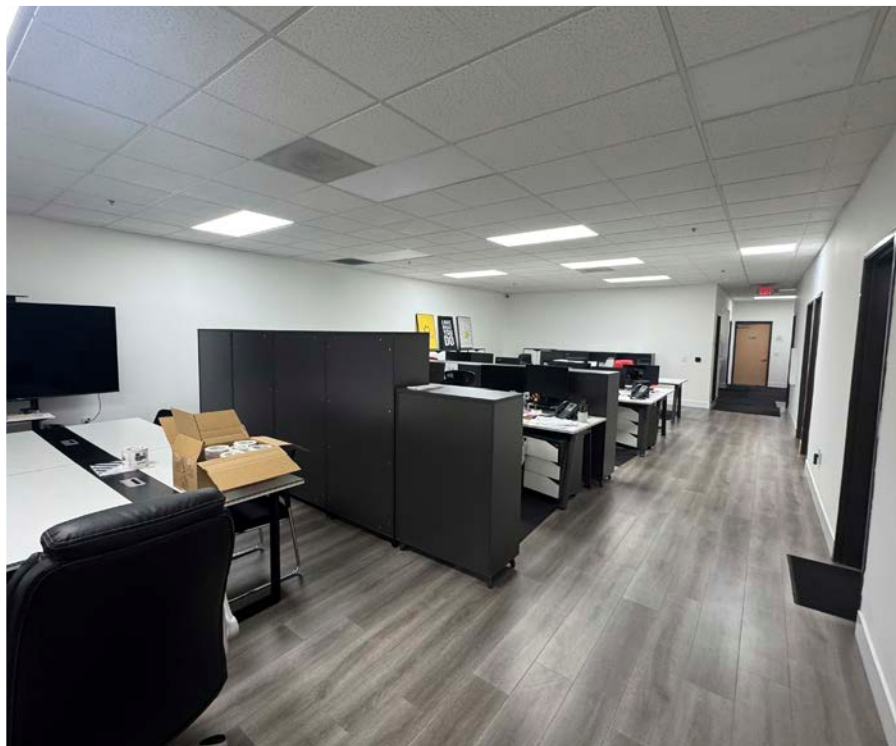
1ST FLOOR - OFFICE PLAN



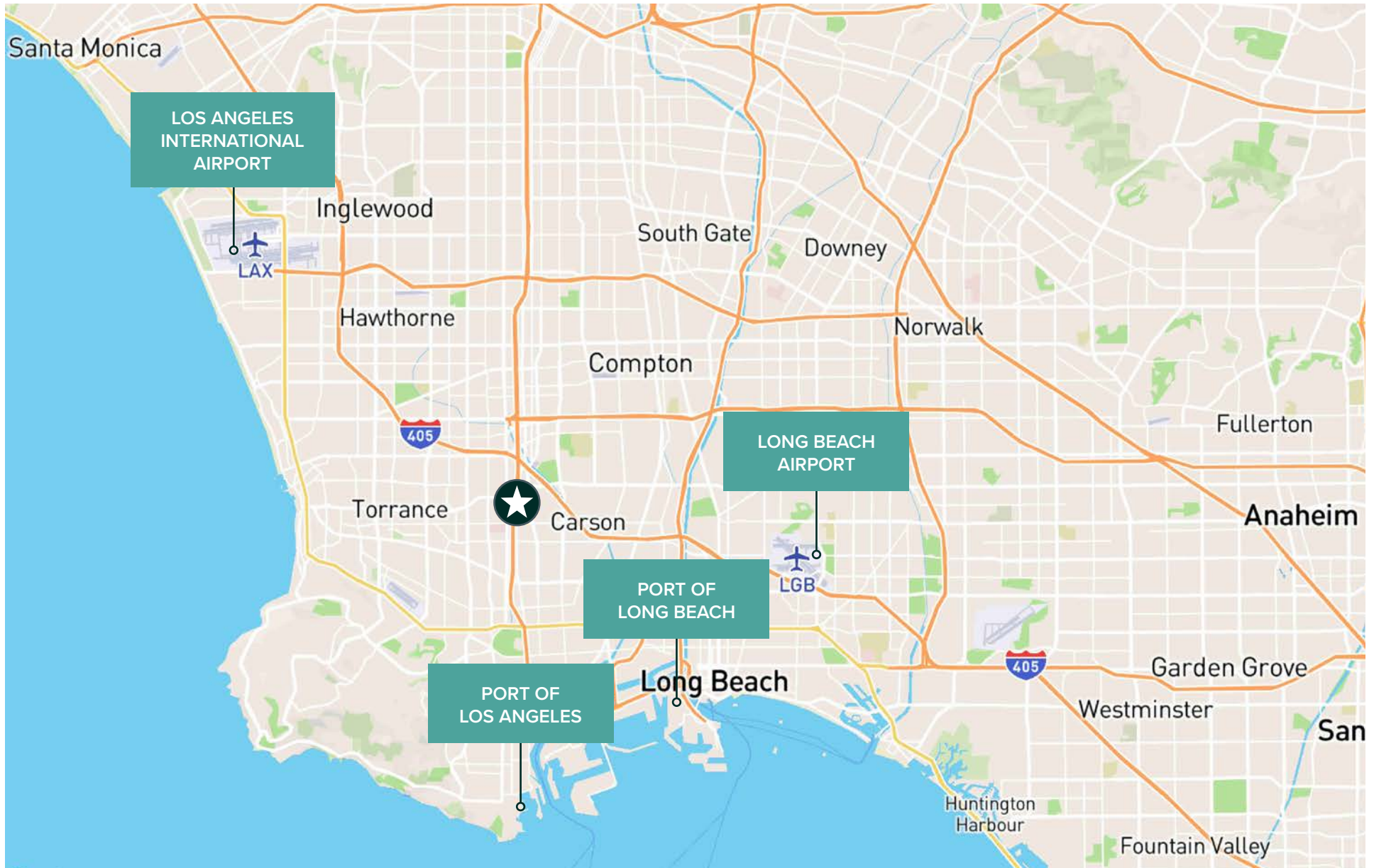
2ND FLOOR - OFFICE PLAN

AERIAL





LOCATION MAP





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CONTACT US

BRIAN HELD

Senior Vice President
+1 310 363 4825
Lic. 01100518
brian.held@cbre.com

ROBERT SPRATLIN

Associate
+1 310 363 4827
Lic. 02236093
robert.spratlin@cbre.com

LUKE SNYDER

Associate
+1 310 626 7361
Lic. 02333178
luke.snyder@cbre.com

CBRE

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