



PINYON POINTE INDUSTRIAL PARK

16325 S Main Street
Carson, CA

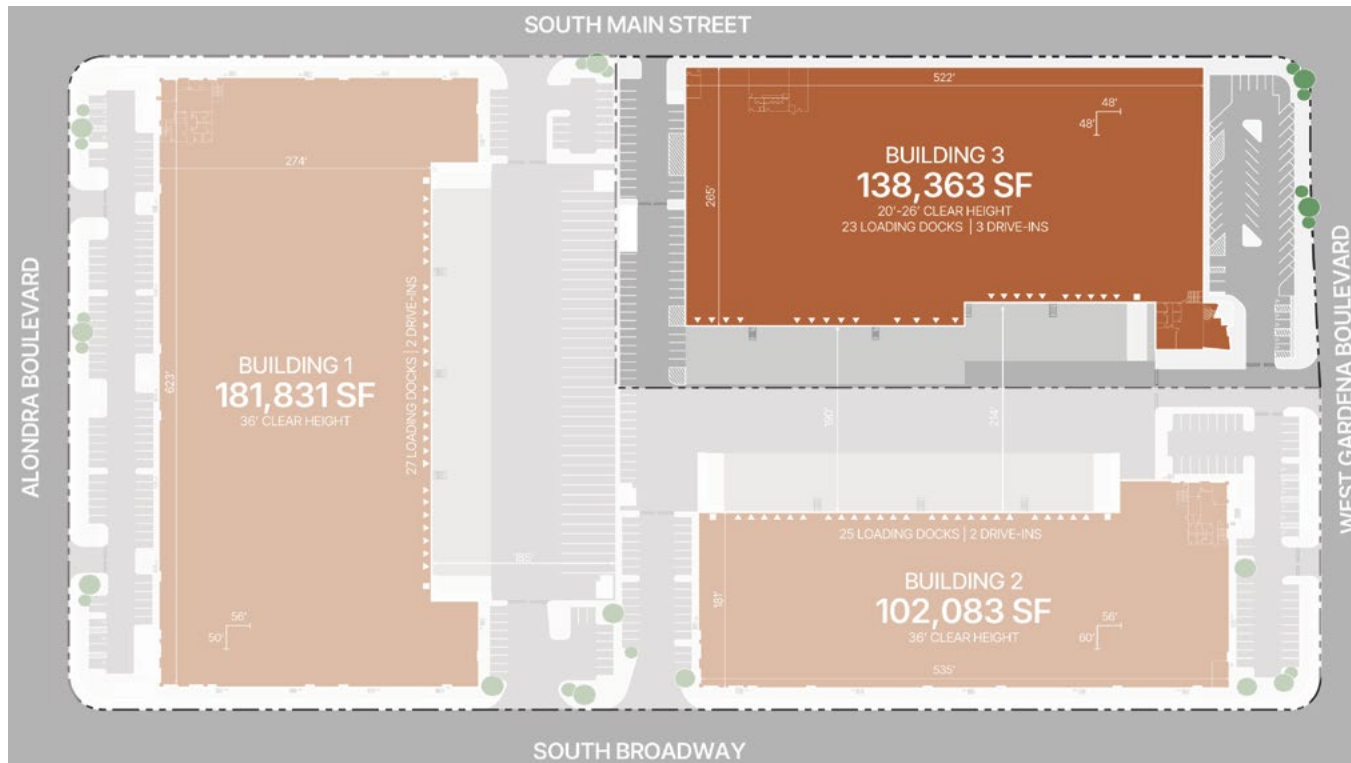
FOR LEASE
±138,363 SF

Building 3 | Ready for Occupancy



SITE PLAN

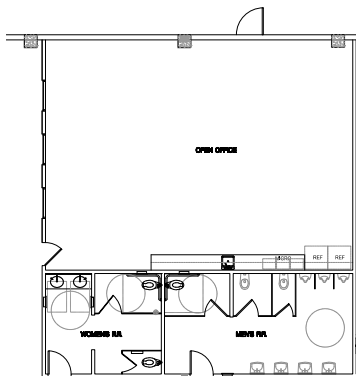
PINYON POINTE | BUILDING 3



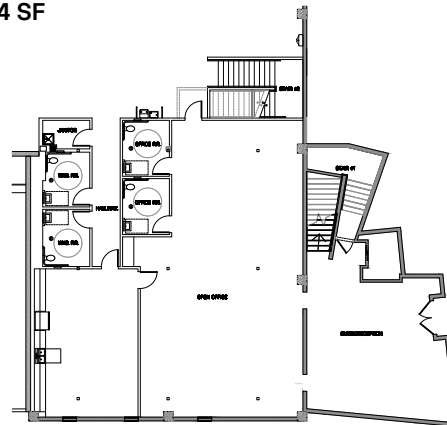
BUILDING SF	138,363 SF
ACRES	± 5.26 AC
OFFICE	8,480 SF (6%)
MEZZANINE OFFICE	2,444 SF
CLEAR HEIGHT	20' - 26'
LOADING DOCKS	23
DRIVE-IN DOORS	3
TRUCK COURT DEPTH	190' - 214' shared (secured)
CAR SPACES	99
POWER	1,200 amp switchgear (277/480 volt, 3-phase) with 1,200 amp UGPS
SPRINKLERS	ESFR
SECURITY	Fully fenced site

OFFICE PLANS

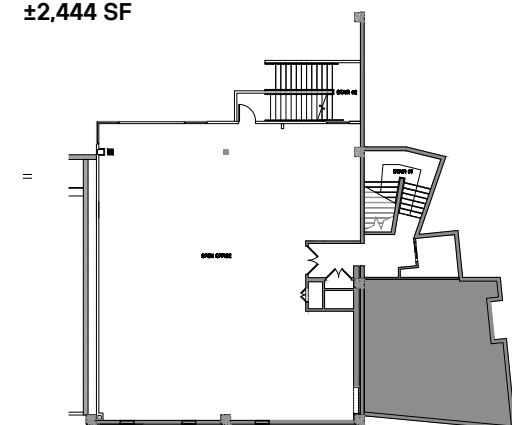
Ground floor | North office
±2,672 SF



Ground floor | Main office/lobby
±3,364 SF



Mezzanine | Open office
±2,444 SF



LOCATION HIGHLIGHTS

Pinyon Pointe Industrial Park is strategically positioned to provide immediate access to 5 major freeways (110, 405, 710, and 91 freeways). Its proximity to this extensive freeway network enables line-of-sight entry to multiple major transportation networks: Ports of Los Angeles and Long Beach and Los Angeles International Airport (LAX).



I-110

1 mi.

SR-91

1 mi.

I-405

2.5mi.

I-105

3 mi.

I-710

6 mi.



PORT OF
LONG BEACH

14 mi.

PORT OF
LOS ANGELES

14 mi.



CPM
AIRPORT

3 mi.

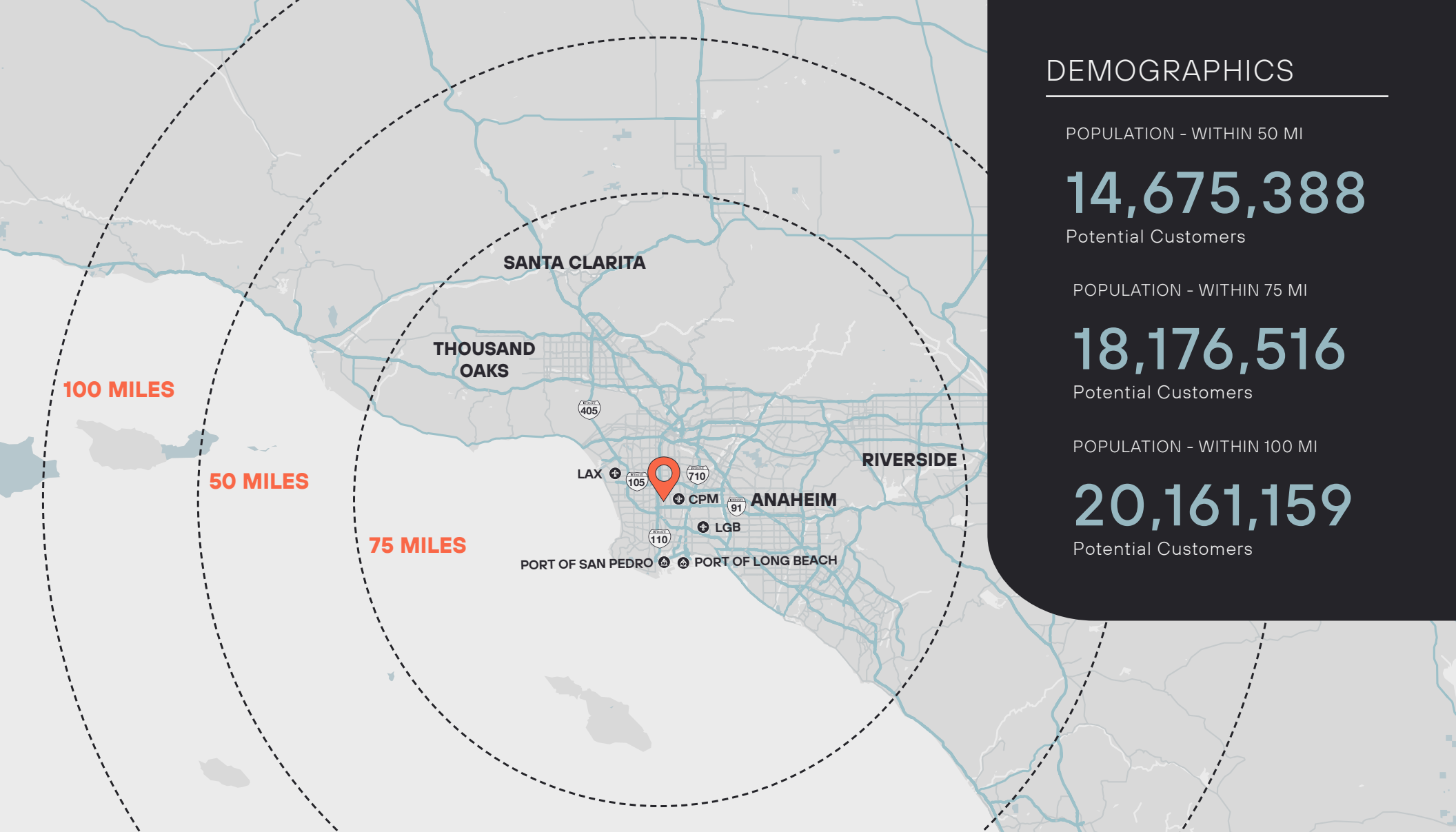
LGB
AIRPORT

13 mi.

LAX
AIRPORT

14 mi.





DEMOGRAPHICS

POPULATION - WITHIN 50 MI

14,675,388

Potential Customers

POPULATION - WITHIN 75 MI

18,176,516

Potential Customers

POPULATION - WITHIN 100 MI

20,161,159

Potential Customers

For leasing information, contact:

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.