



# FOR LEASE

## Figueroa Business Center

17208 S. Figueroa Street, Carson, CA 90248



### FEATURES

Land Square Footage	Part of Larger
Available Square Footage	5,140
Warehouse Square Footage	3,540
Office Square Footage	1,600
Parking	9
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Minimum Ceiling Clearance	22'
Power	225A, 240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

### HIGHLIGHTS

- Prestigious Industrial Park
- CAM \$0.18/SF
- Clear Span Warehouse

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### ACCESSIBILITY

<b>MILES TO</b>	
Los Angeles International Airport	7.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.5
Intermodal Container Transfer Facility	5.5
Alameda Corridor	3.5

#### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



#### COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com



#### ALEX GUANCHE

Cal DRE Lic# 02010509

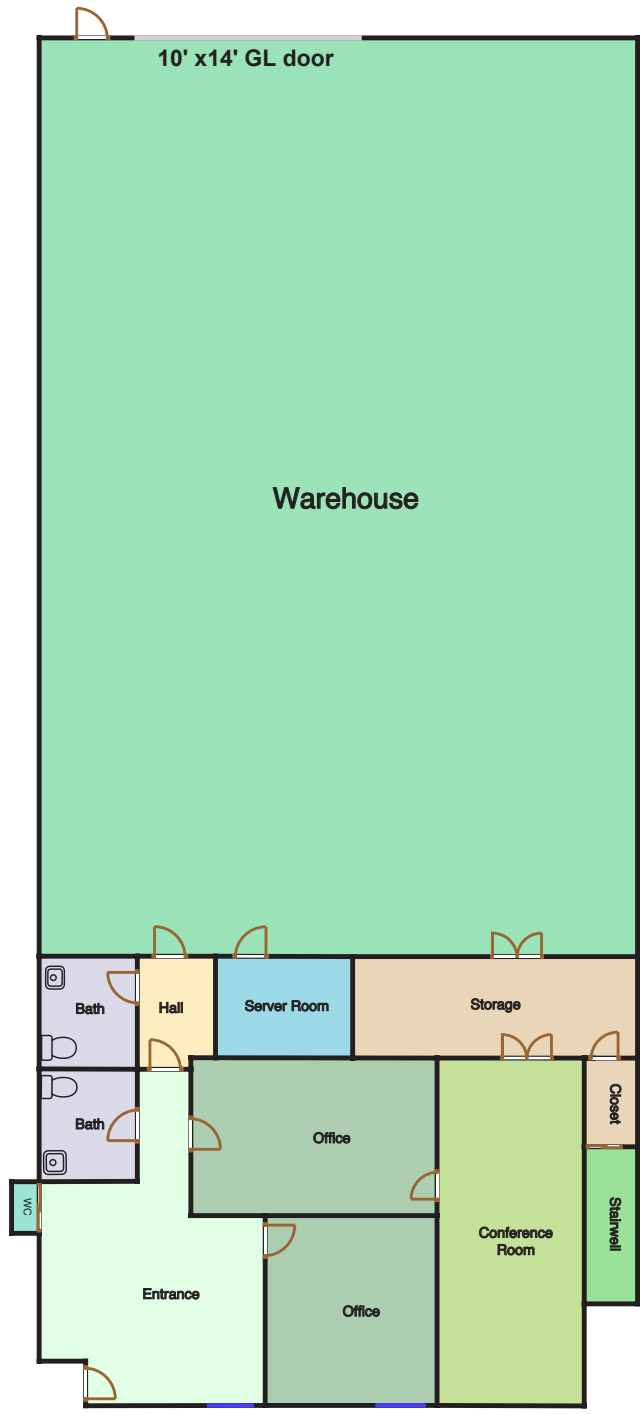
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 165 Savarona Way, Carson, California 90746

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**Site Plan**



S. Figueroa Street

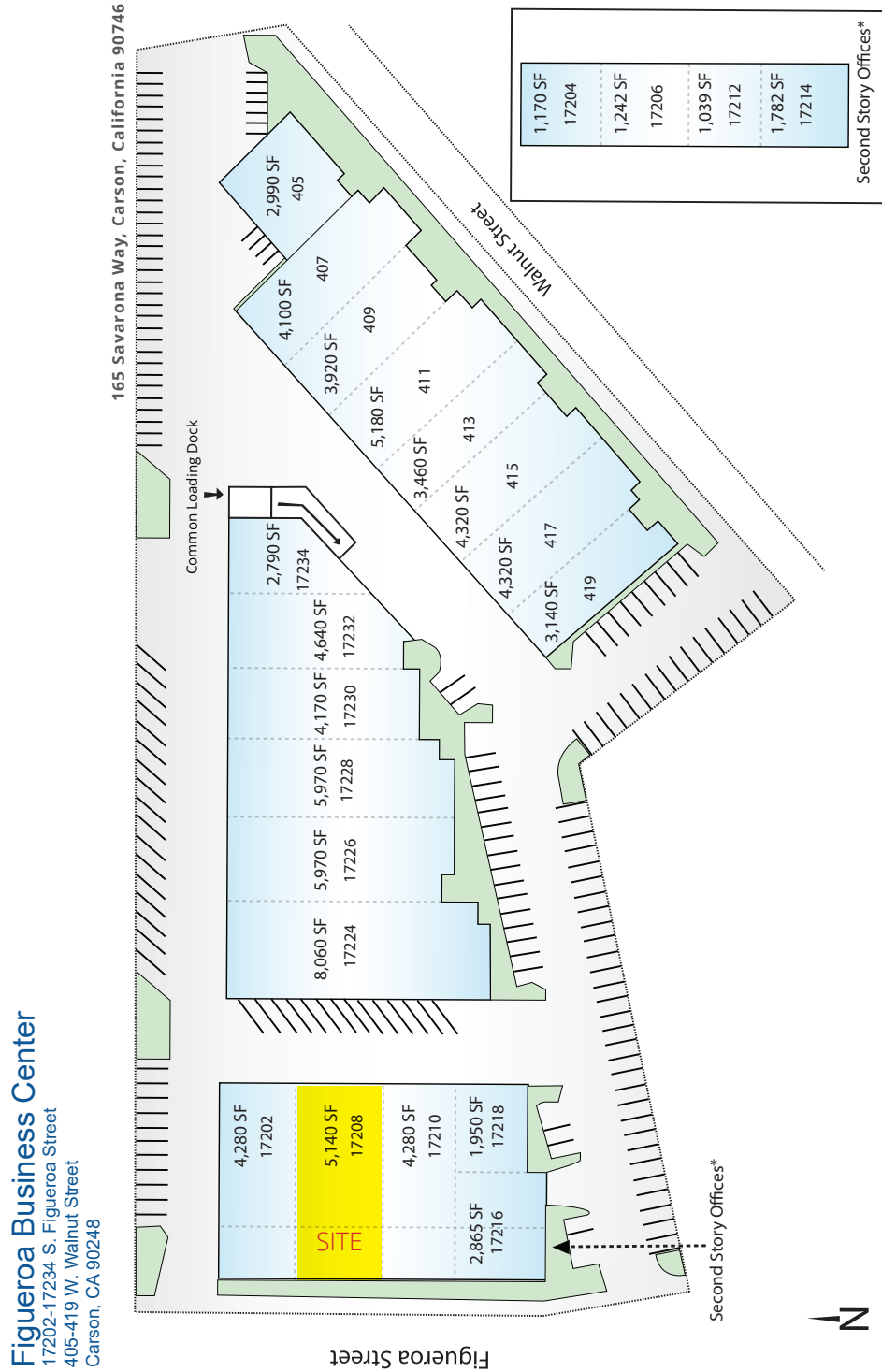
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## Floor Plan



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