

Available SF 1,700 SF

Industrial For Lease

Building Size 19,972 SF



Property Name: Coral Tree Business Center
Address: 1300 E 223rd St, Unit 501/502, Carson, CA 90745
Cross Streets: Lucerne St/E 223rd St

Rare Gated Small Industrial Unit
 Professional Business Park Environment
 High Image, Highest Quality Construction
 Immediate Freeway Access (405/91/110)
 Unit to Be Completely Refurbished

Lease Rate/Mo: \$2,720
Lease Rate/SF: \$1.60
Lease Type: Gross / Op. Ex: \$0.24
Available SF: 1,700 SF
Minimum SF: 1,700 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MH
Listing #: 43950969

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 100 V: 208/208 O: 3 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 2.9:1/
Rail Service: No
Specific Use: Warehouse/Office
Listing Date: 12/03/2025

Office SF / #: 1,500 SF / 3
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7315-031-028



Colliers - El Segundo

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| 524 | 523 | 522 | 521 | 520 | 519 | 518 | 517 | 516 | 515 | 514 | 513 |
| 512 | 511 | 510 | 509 | 508 | 507 | 506 | 505 | 504 | 503 | 502 | 501 |

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| 412 | 411 | 410 | 409 | 408 | 407 | 406 | 405 | 404 | 403 | 402 | 401 |
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