

Available SF 1,050 SF

Industrial For Lease

Building Size 19,972 SF



**Property Name:** Coral Tree Business Center  
**Address:** 1300 E 223rd St, Unit 512, Carson, CA 90745  
**Cross Streets:** Lucerne St/E 223rd St

Rare Gated Small Industrial Unit  
 Professional Business Park Environment  
 High Image/Highest Quality Construction  
 Clean Small Unit  
 Great Freeway Access (405/91/110) CAM

**Lease Rate/Mo:** \$1,733  
**Lease Rate/SF:** \$1.65  
**Lease Type:** Gross / Op. Ex: \$0.24  
**Available SF:** 1,050 SF  
**Minimum SF:** 1,050 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** MH  
**Listing #:** 43950991

**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: 3 / Ratio: 2.9:1/**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office  
**Listing Date:** 12/03/2025

**Office SF / #:** 150 SF / 1  
**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



## Site Plan

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

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