

SOUTH BAY INDUSTRIAL EXCHANGE

RENOVATIONS UNDERWAY

CARSON, CA 90746

FOR MORE INFORMATION:

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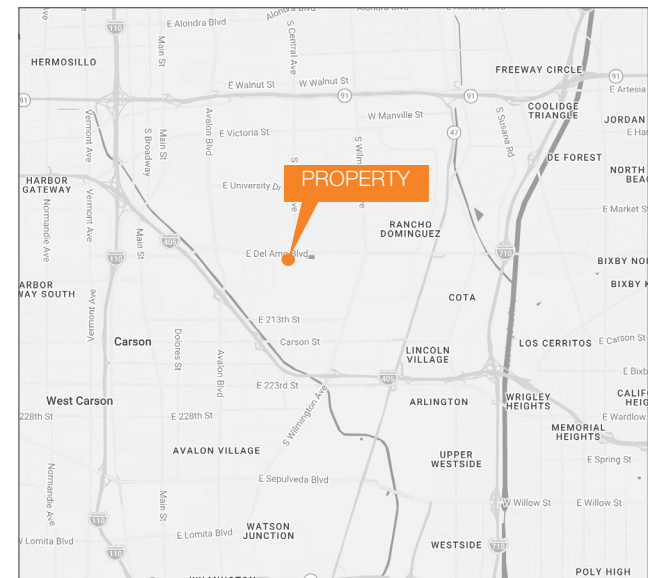
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PROPERTY FEATURES

- South Bay infill location
- Excellent nearby amenities
- Dock high and ground level loading
- 14'-21' clear height
- ML zoning
- Immediate access to 91, 110 and 405 freeways
- Close to Port of Los Angeles and Long Beach



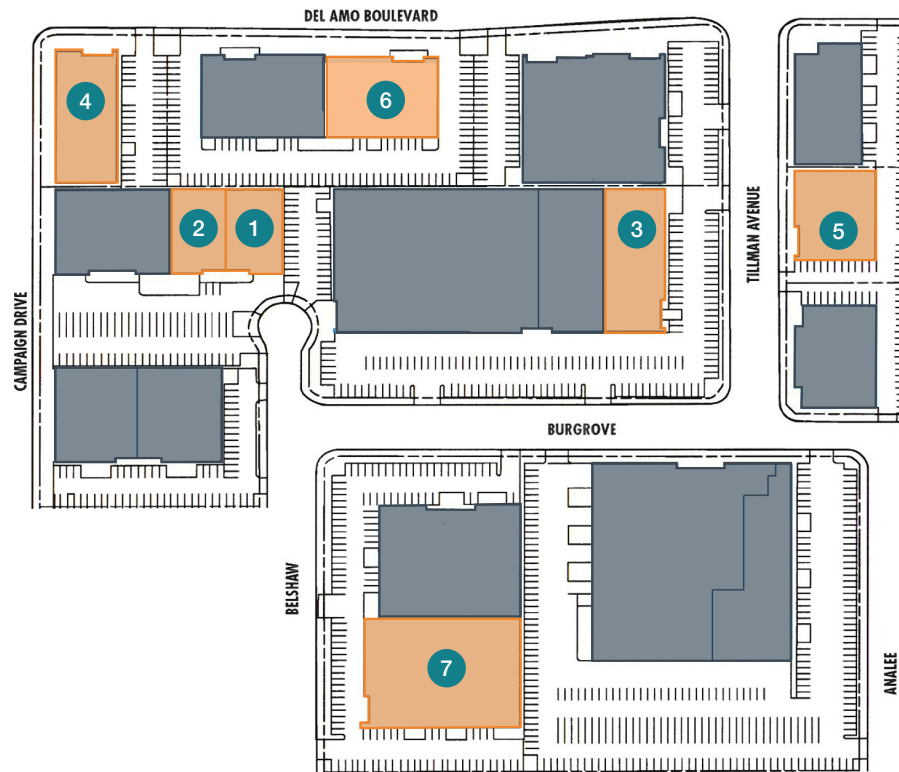
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE

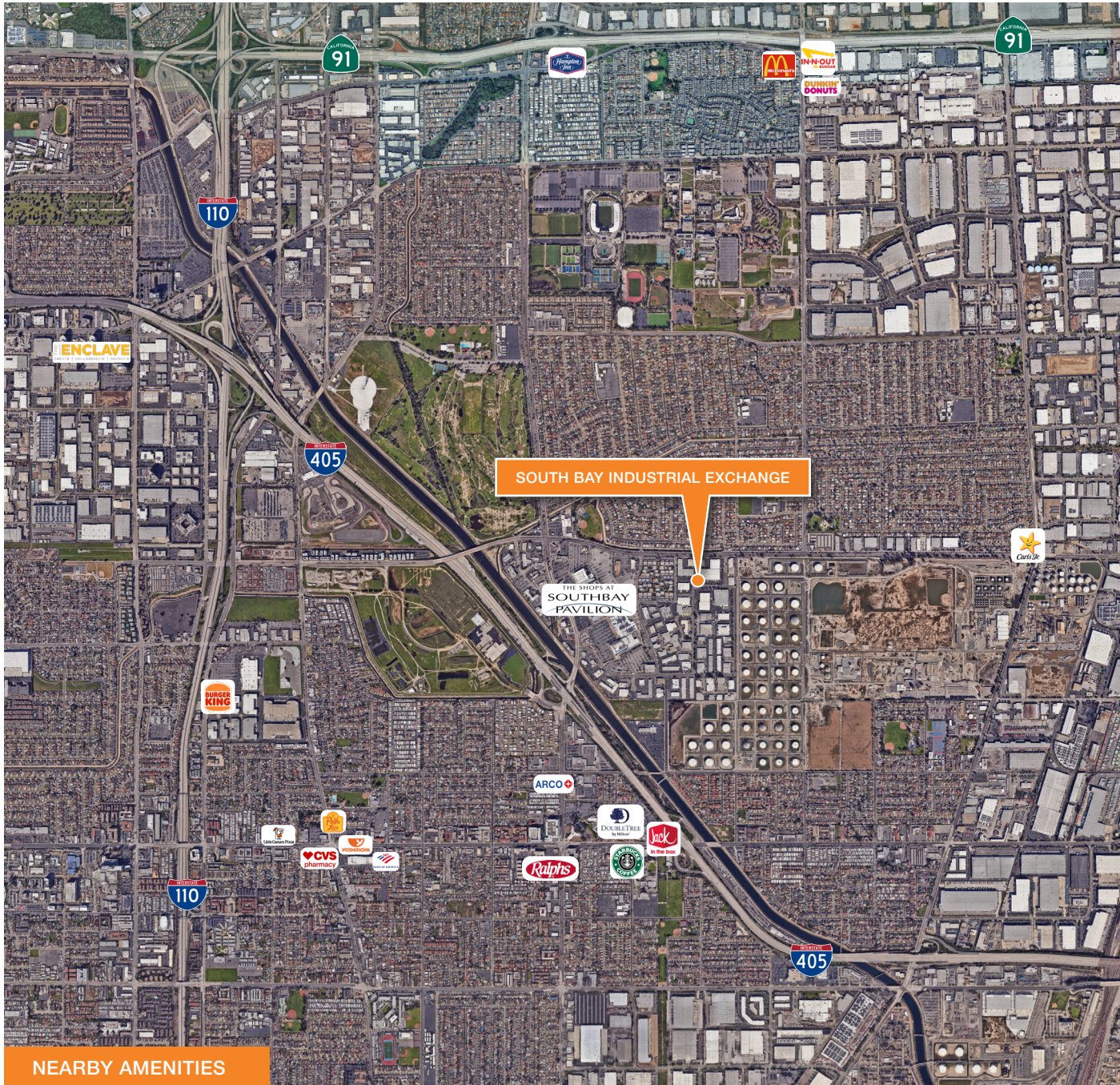
OCCUPIED

	ADDRESS	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
1	20501 Belshaw	8,970	1,750	\$1.70 PSF G	Now
2	20503 Belshaw	9,213	980	\$1.70 PSF G	Now
3	20430 Tillman	13,375	1,746	\$1.80 PSF G	Now
4	1000 E. Del Amo	15,390	1,784	\$1.65 PSF G	Now
5	20435 Tillman	15,834	1,000	\$1.80 PSF G	Now
6	1044 E. Del Amo	17,679	3,300	\$1.70 PSF G	Now
7	20540 Belshaw	32,800	3,510	\$1.70 PSF G	Now

SOUTH BAY INDUSTRIAL EXCHANGE

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

SouthBay Pavilion Mall - 0.6 Miles
The Enclave - 4 Miles
LGB - 10 Miles
Port of Los Angeles - 12 Miles
Port of Long Beach - 12 Miles
LAX - 14 Miles

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NEARBY AMENITIES