



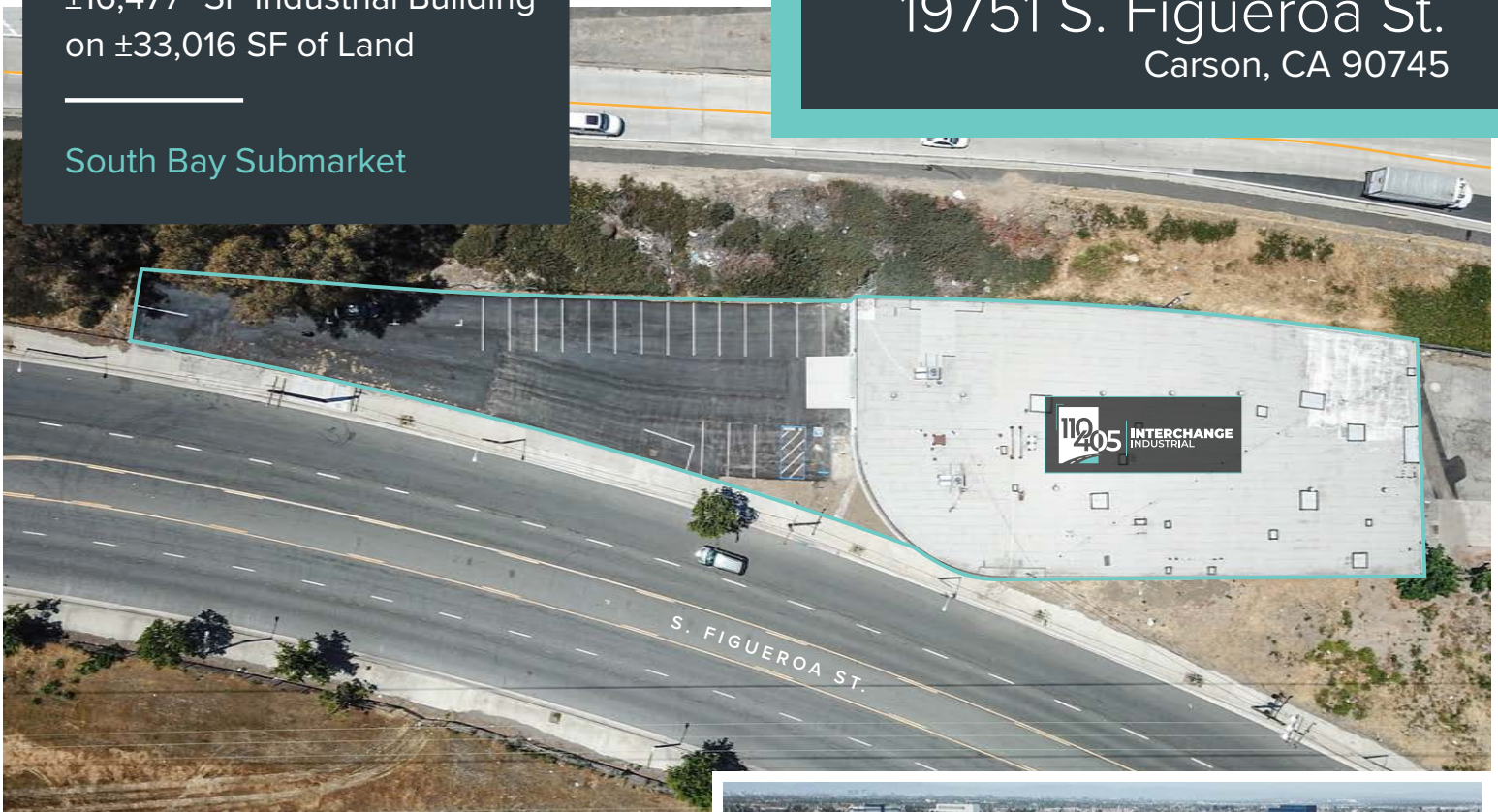
FOR LEASE

±16,477* SF Industrial Building
on ±33,016 SF of Land

South Bay Submarket



19751 S. Figueroa St.
Carson, CA 90745



PROPERTY HIGHLIGHTS

- Full renovation underway (estimated completion by late spring 2022)
- Freestanding industrial building with fenced yard
- Less than 11 miles from the Ports of Los Angeles and Long Beach
- Dramatic freeway frontage with over 200' along the 110 and 405 Freeways | Signage Available
- Traffic Counts – 110 Freeway (208K+ cars per day)
– 405 Freeway (271K+ cars per day)



LOCATION OVERVIEW

Situated in the South Bay submarket of Los Angeles County (Southern California), the City of Carson is approximately 11 miles from the Ports of Long Beach / Los Angeles, 12 miles from LAX, and 15 miles from Downtown Los Angeles. Immediate access to the 110, 405, 91, 710, and 105 Freeways.

For More Information, Please Contact:

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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DEAL SUMMARY

Rate/Type/Term: To Be Determined/NNN/3-10 Years

PHYSICAL CHARACTERISTICS

Building Size	Land Size	Construction Type	Year Built / Renovated	Parking	Office Build-Out	Clear Height
±16,477* SF	±(0.76 Acres) May be possible to expand yard ±11.1K SF	Concrete Tilt-Up	1971 / 2022	Ample (Asphalt)	±1,100 SF (Minimal)	±14'
Ground-Level Loading Doors	Sprinklered	Utilities	Power	Foundation	Private Yard / Gated	Zoning
Two (2)	Yes	Electric, Gas, Water, Septic	3-Phase, 480 volt, 400 amps	Concrete	Yes / Yes	Industrial - MH - Heavy Manufacturing

THE CITY OF CARSON

The City of Carson was incorporated in 1968 and is home to diverse industrial based businesses from small incubator manufacturers such as machine shops, online fulfillment businesses, showrooms, to port related warehouse distribution centers. Carson's proximity to three major freeways and the Los Angeles/Long Beach Ports has continued to fuel strong demand across all size ranges, driving vacancy rates to historic lows, and industrial property rental rates and sales values to historic highs. Carson offers the largest industrial base of any city in the South Bay submarket with 35M SF+ of industrial.

Note: 10,000 - 20,000 SF make up less than 10% of the total industrial base in Carson.



For More Information, Please Contact:

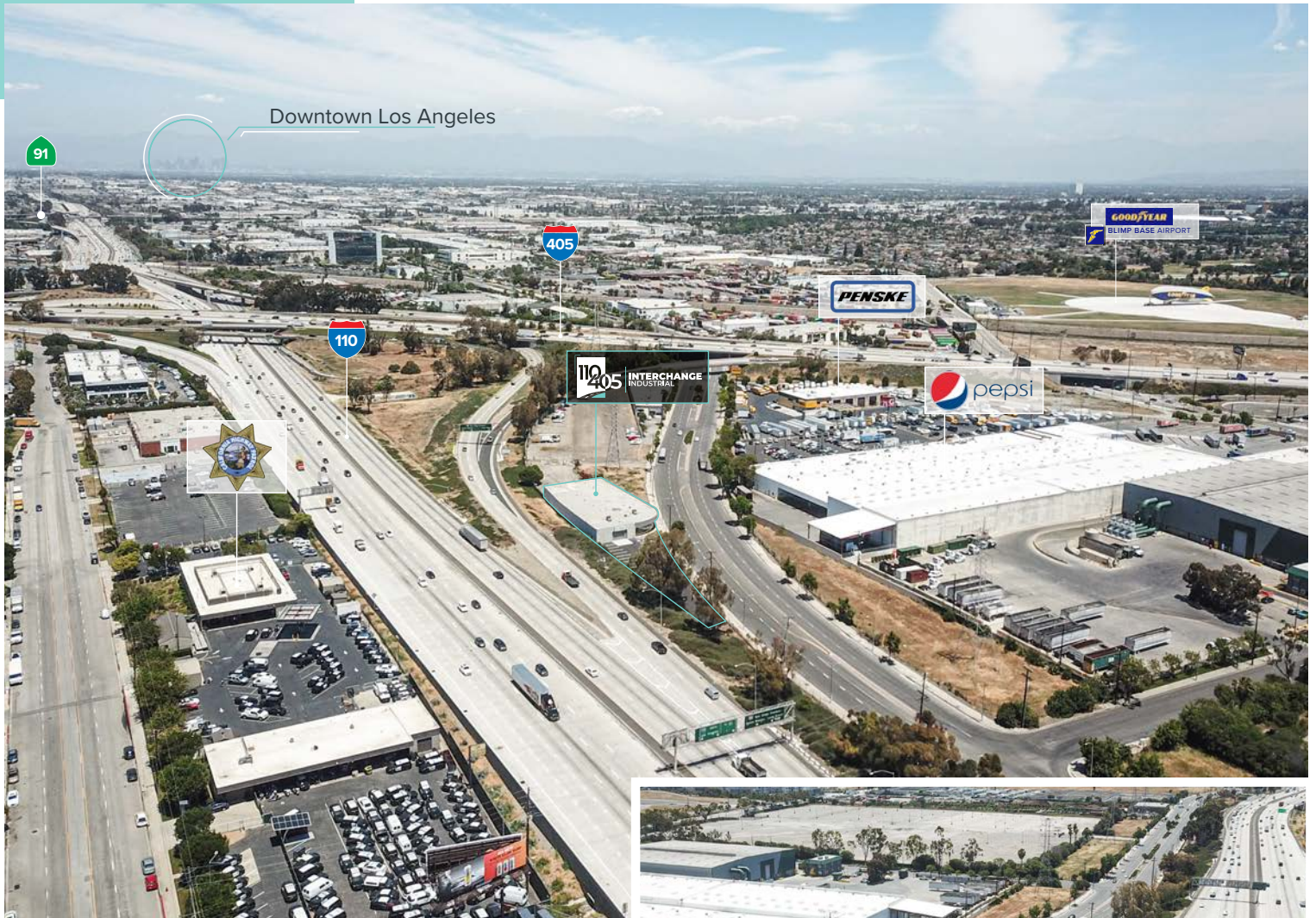
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CORPORATE NEIGHBORS



**NOT A PART
POSSIBLE EXPANSION** ▶

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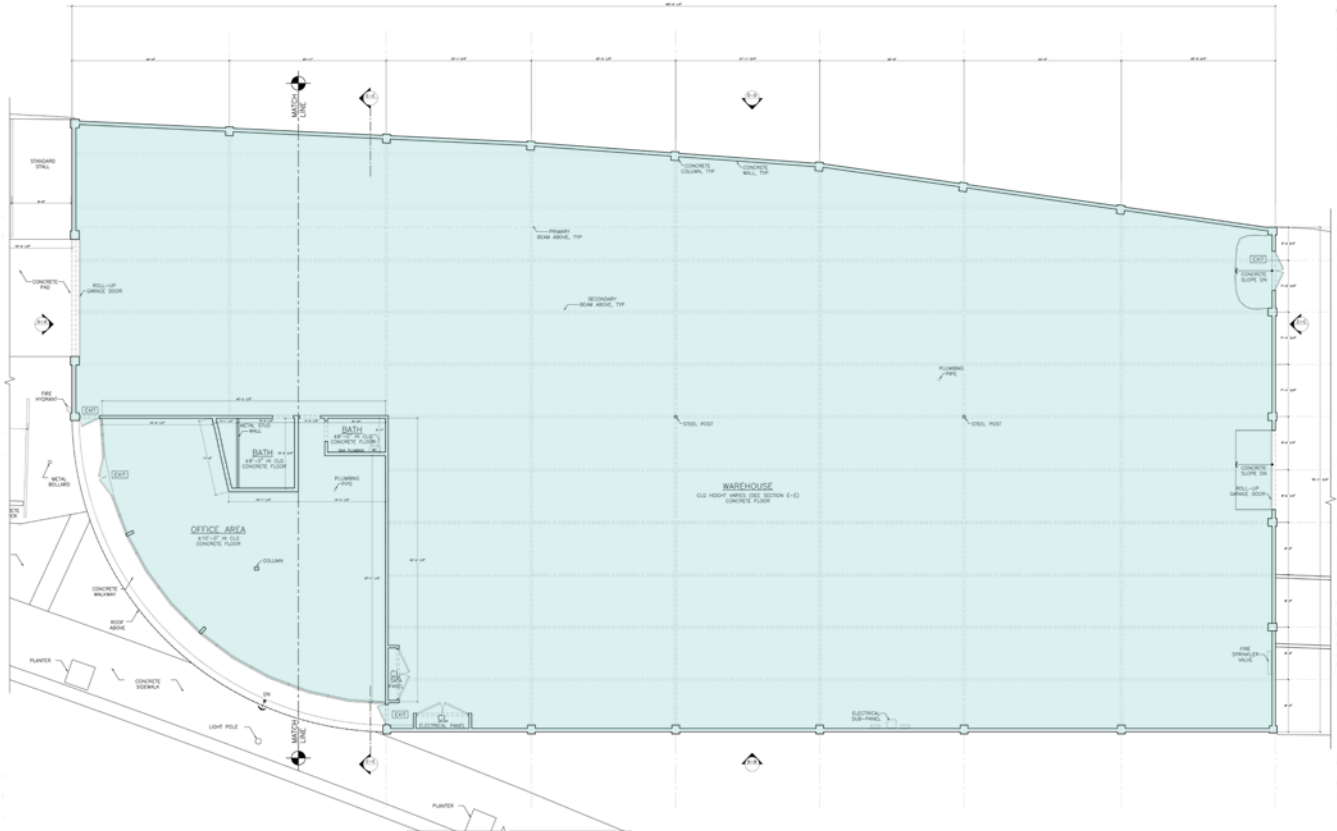
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PROPERTY SITE PLAN

Not To Scale / Not Exact



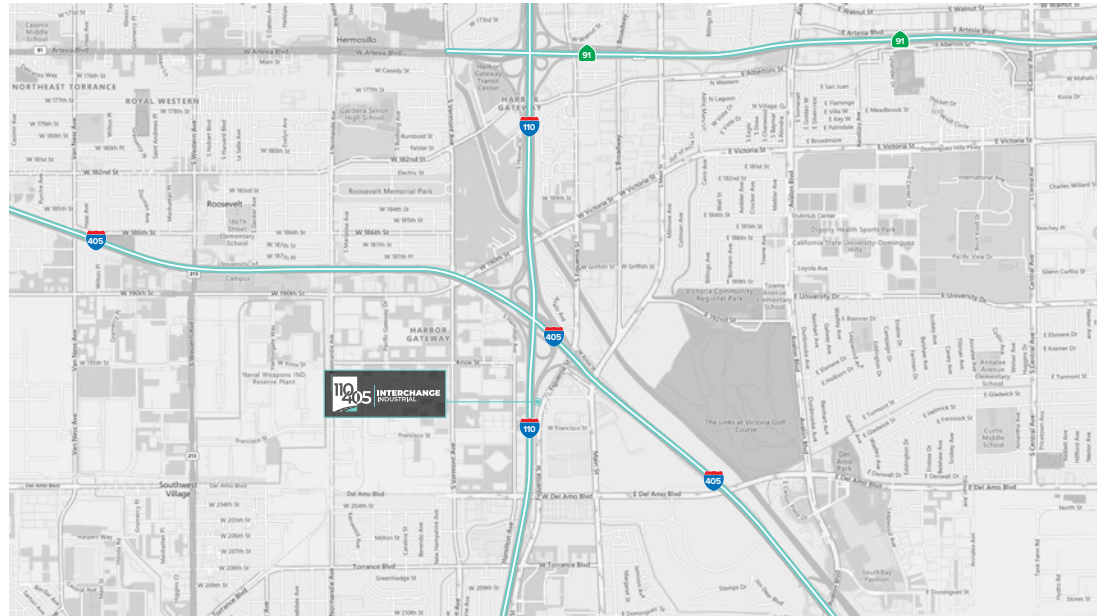
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LOCATION MAP



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