



Property Name: South Carson Distribution Center
Address: 2205 E Carson St, Unit B4, Carson, CA 90810
Cross Streets: S Wilmington Ave/E Carson St

State of the Art Distribution Center
 3 Dock High Loading Doors
 Unsurpassed Quality and Image

Lease Rate/Mo: \$21,378
Lease Rate/SF: \$1.79
Lease Type: Net / Op. Ex: \$0.22
Available SF: 11,943 SF
Minimum SF: 11,943 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$157,173 / 2025
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 3 / 9'x10'
A: 400 V: 277/480 0: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1991
Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.3:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,298 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,132 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7316-026-028

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](tel:310-329-9000), [Matt Stringfellow 310-329-9000](tel:310-329-9000)

Listing #: 44133605

Listing Date: 01/09/2026

FTCF: CB250N150S000/A0AA

Notes: Taxes for entire property. Sprinkler calculation: .60/3000. Lessee to independently verify all information contained herein.



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TORRANCE, CA 90502

DRE 00824993

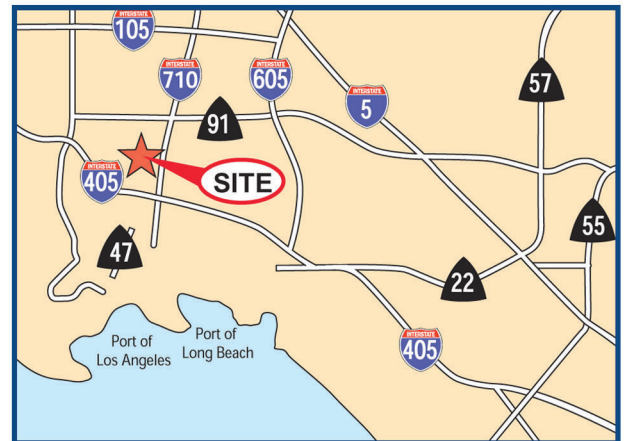
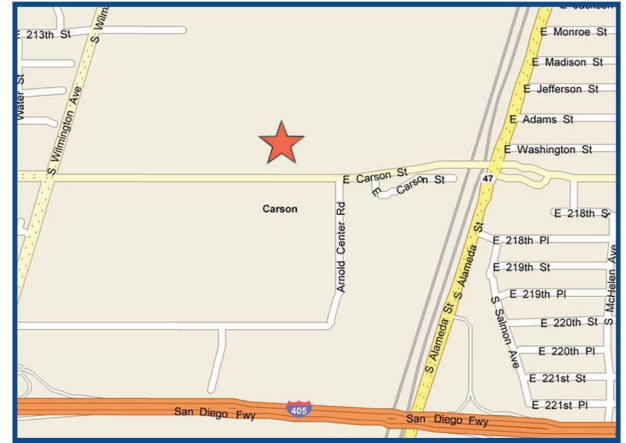
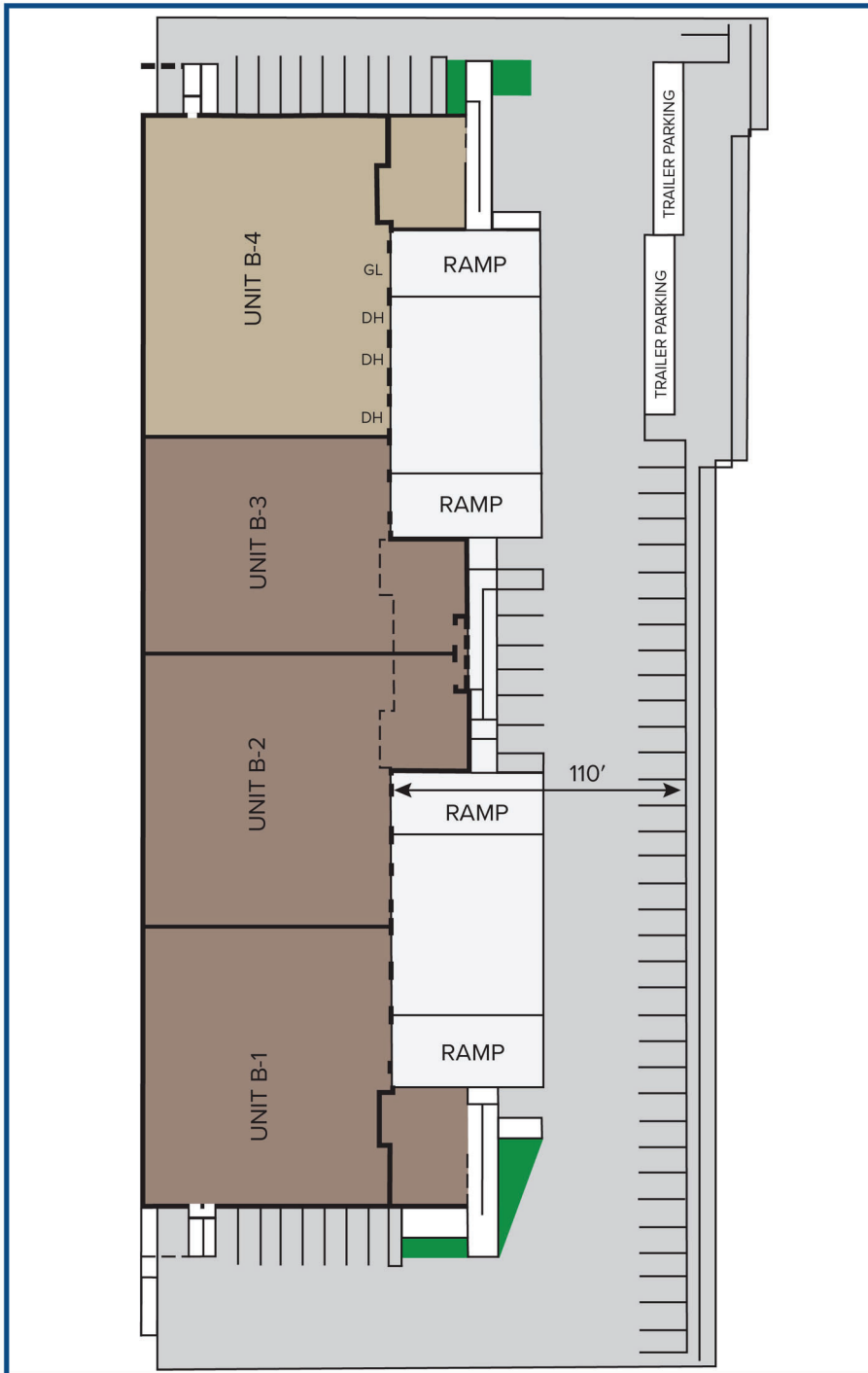
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



CORPORATE NEIGHBORS

- STG Logistics
- Yusen Logistics
- Tri-Modal
- SEKO Logistics
- GEODIS Logistics
- Hellmann Worldwide Logistics
- CCL Tube
- CH Robinson

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.