

Available SF 45,160 SF

Industrial For Lease

Building Size 45,160 SF



Property Name: King Hill Industrial Center
Address: 727 E Kingshill Place, Carson, CA 90746
Cross Streets: Kingshill Pl/Kingsview Ave

Clean High Image Building
 Two Separate Fenced Side Yards
 Major Renovation to Begin Soon
 5 Dock High Positions, 22' Minimum Clearance
 Minutes to 91, 110 and 405 Freeways

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: Net / Op. Ex: \$0.22
Available SF: 45,160 SF
Minimum SF: 45,160 SF
Prop Lot Size: 1.81 Ac / 78,844 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$32,165 / 2019
Yard: Yes
Zoning: ML

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 5
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1980
Whse HVAC:
Parking Spaces: 66 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 6,600 SF / 20
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-004-052

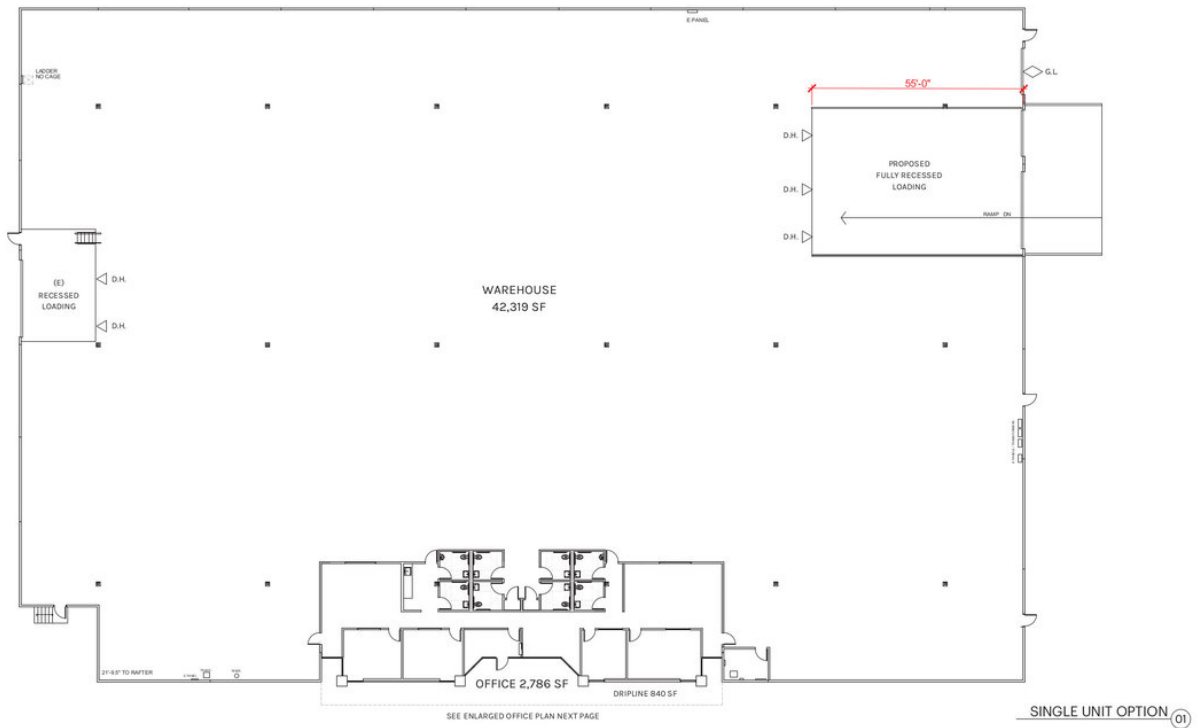
Listing Company: Commercial Property Group
Agents: [Gary Blau, \(310\) 390-7722 Ext. 120](mailto:gary@garyblaucre.com)

Listing #: 20958641

Listing Date: 04/16/2019

FTCF: AP300Y200S000

Notes: Call Broker for Details on Major Renovation. Free standing building; owner will reduce offices to suit. Sprinklers: .33/3000 GPM. Building is Divisible into Two Sections.



SCALE: 1/8" = 1'-0"
DATE: 2020.04.23

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS & 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.

727 KINGSHILL PLACE | CARSON

SPACE PLAN