



FOR LEASE

16539 S. Main Street, Carson CA 90248

40,684 SF

\$29,292 / month (\$0.72/SF) Gross



FEATURES

Available Square Footage	40,684
Land Square Footage	75,302
Office Square Footage	2,681
Parking	60
Dimensions	Irregular
Loading	2 Dock-High Positions via well GL Doors: (12' x 14'), 1 (16'x14'), 1 (10'x14')
Minimum Ceiling Clearance	20' - 25'
Power	1600 Amps, 277/480 Volts, 3P, 3W
Sprinkler System	Yes
Year Built	1959
Construction	Concrete Tilt-Up
Zoning	CAMH

HIGHLIGHTS

- Well-Maintained Industrial Building
- Large Fenced Yard
- 2,553 SF Bonus Office Mezzanine (not included in office SF)
- Suitable for Warehouse/Manufacturing

ACCESSIBILITY

MILES TO

Los Angeles International Airport	7.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.5
Intermodal Container Transfer Facility	3.5

IMMEDIATE ACCESS TO

110, 91 and 405 Freeways



JAY JASAITIS

LICENSE #00865169

310.436.6487

jjasaitis@lareminc.com



WESLEY BABI

LICENSE #01822752

310.436.6481

wbabi@lareminc.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

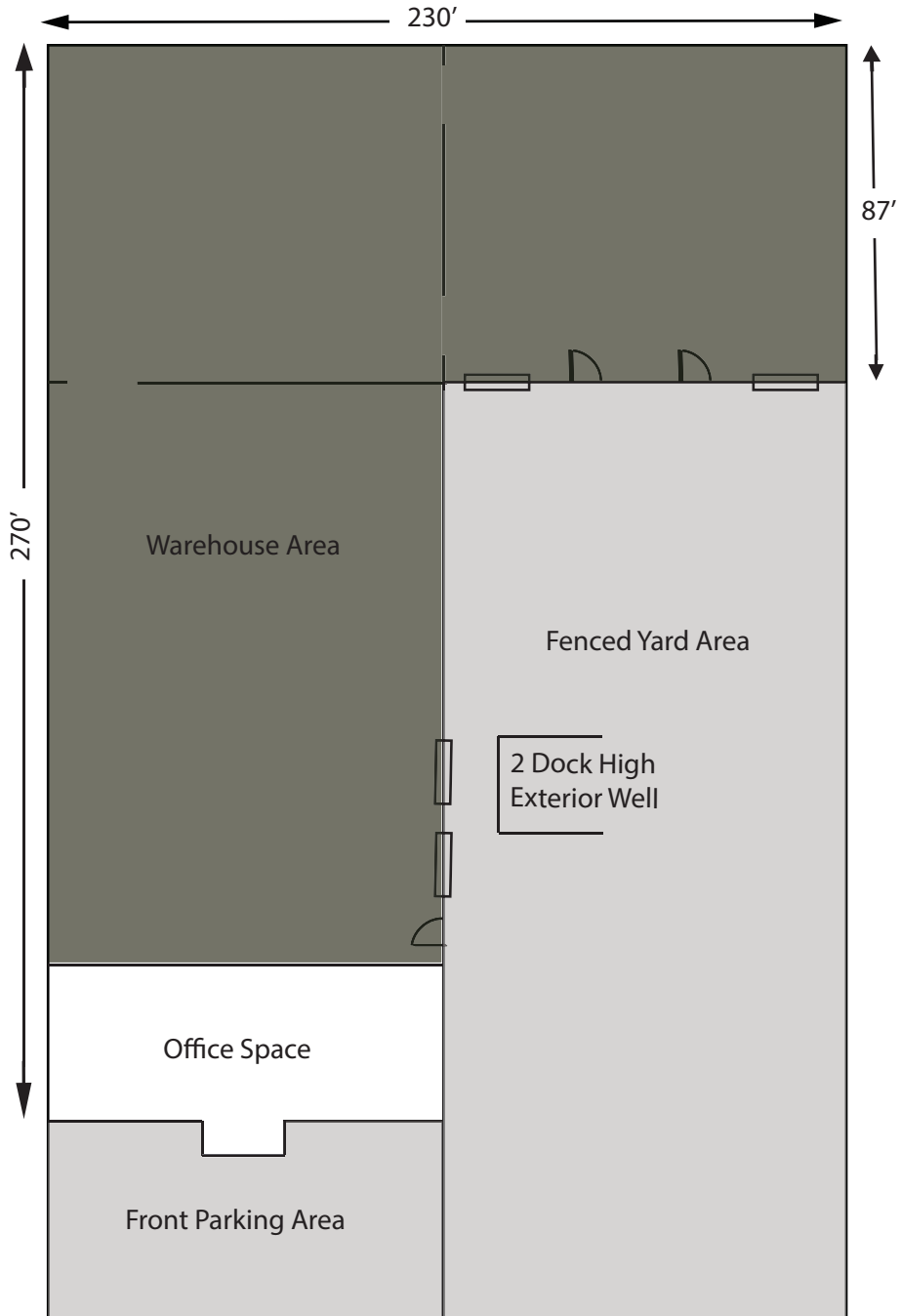
310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



SITE PLAN

16539 S. Main Street, CA 90248



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993