



FOR LEASE

415 W. Walnut Street, Carson 90248

4,320 SF Industrial Unit

\$ 7,128 / month (\$1.65/SF) Industrial Gross



FEATURES

Available Square Footage	4,320
Land Square Footage	Part of Larger
Office Square Footage	650
Parking	5
Dimensions	Verify
Loading	1 Ground Level Door (12' x 14')
Minimum Ceiling Clearance	18.6'
Power	200A, 120-208V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-up

ACCESSIBILITY

MILES TO

Los Angeles International Airport	13.0
Long Beach Airport	13.0
Los Angeles & Long Beach Ports (both)	14
Intermodal Container Transfer Facility	

IMMEDIATE ACCESS TO

110, 91, and 405 Freeways

HIGHLIGHTS

Prestigious Managed Business Park
Oversized Ground Level Door - 12' x 14'
18.6' Ceiling Clearance
Heavy Power - 277-480V, 3 Phase
Building is Sprinklered
CAM Fee \$0.18/SF



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ALEX GUANCHE

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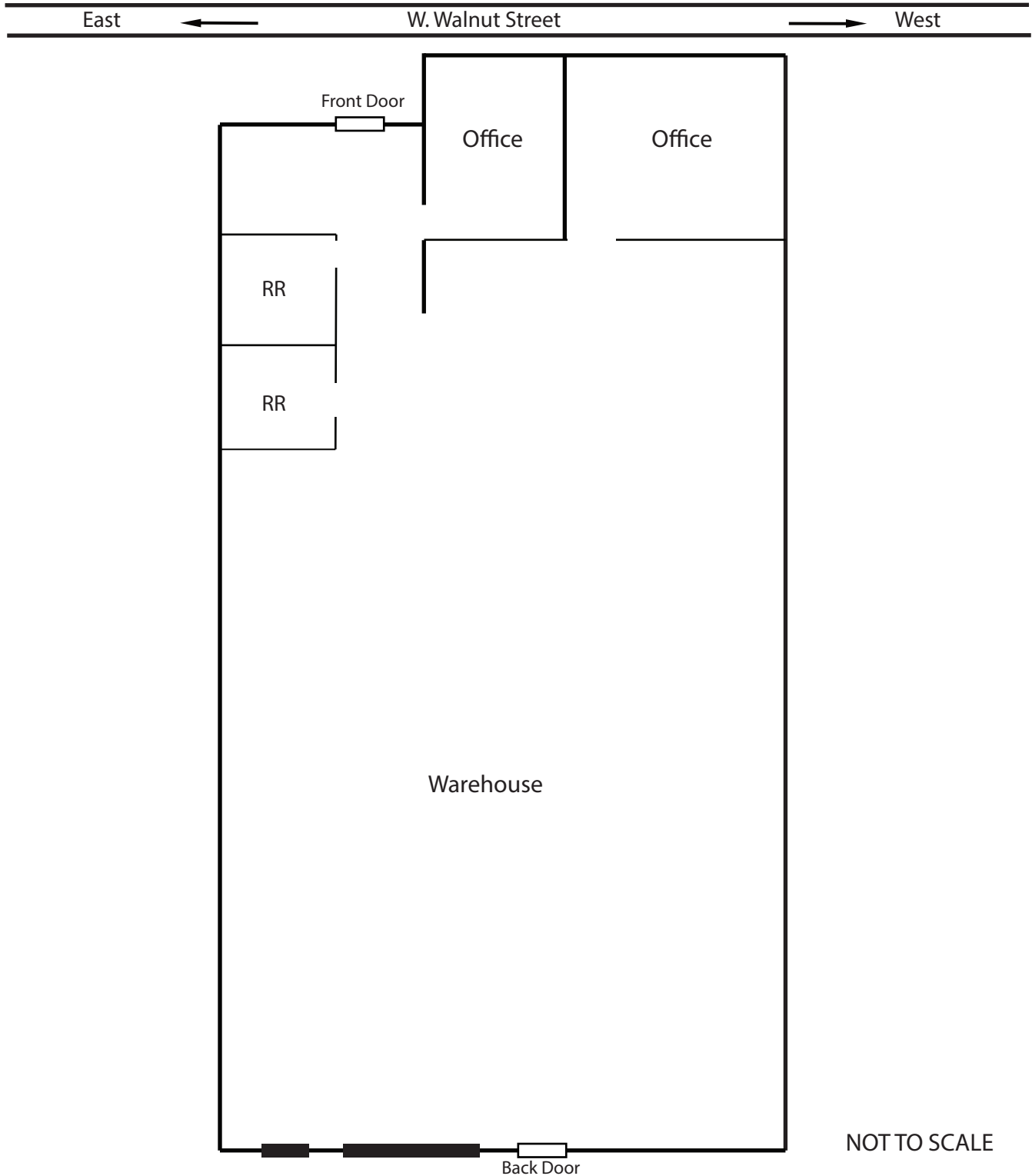


SITE PLAN

Figueroa Business Center

415 W. Walnut Street

Carson, CA 90248



NOT TO SCALE

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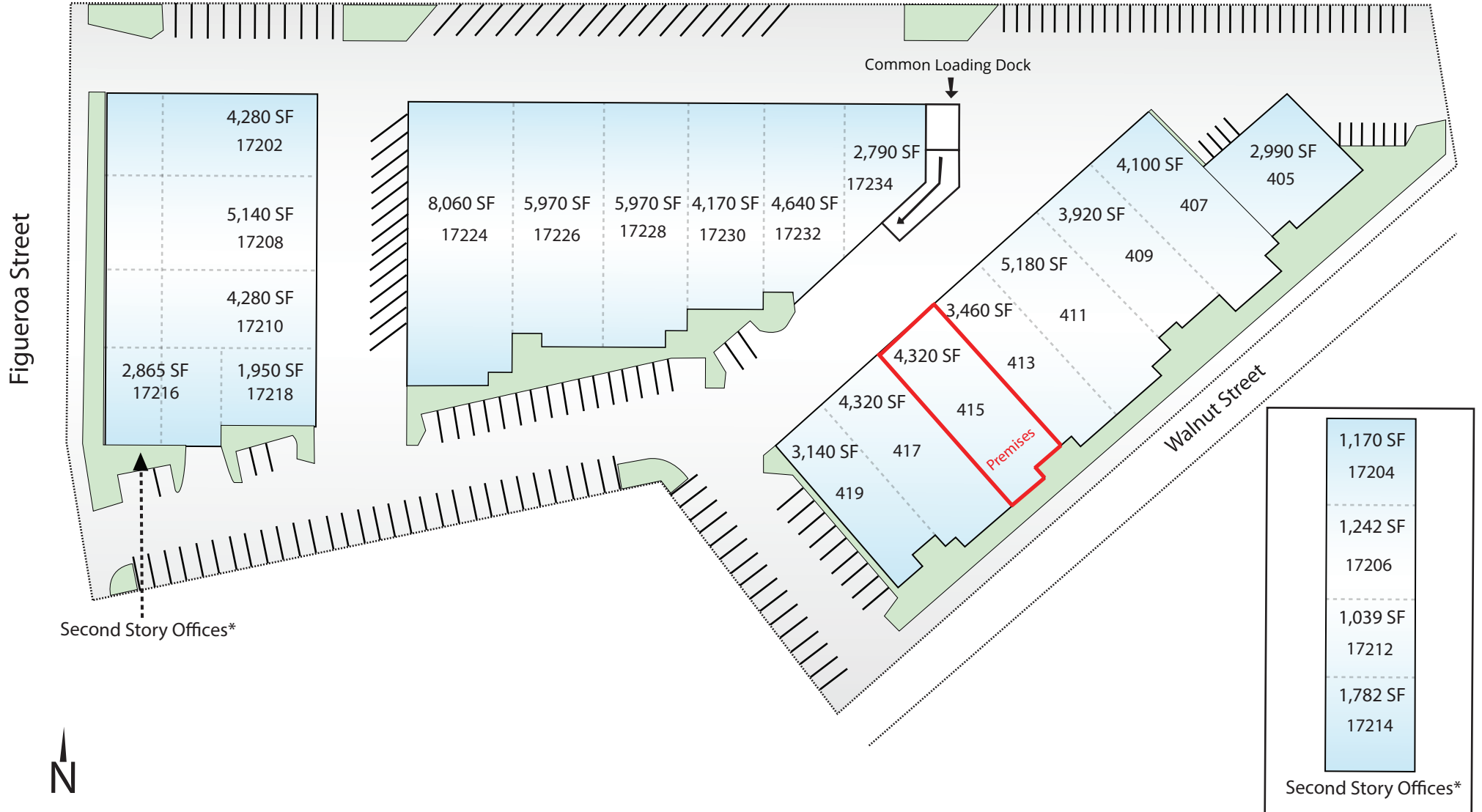
Figueroa Business Center

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