



# FOR LEASE

409 W. Walnut Street, Carson (Gardena P. O.)

**3,920 SF Industrial Unit**

**\$6,468 / month Gross (\$1.65/SF)**



## FEATURES

Available Square Footage	3,920
Land Square Footage	POL
Office Square Footage	446
Parking	7
Dimensions	40' x 98'
Loading	1 Ground Level Door (12' x 14')
Minimum Ceiling Clearance	19'
Power	200Amps, 120/240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-up
Zoning	IND

## HIGHLIGHTS

Major Street Location  
Prestigious Business Park  
High Clearance Warehouse  
Adjacent to Harbor (110) and Artesia (91) Freeways  
CAM Fee \$0.18/SF

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	14
Long Beach Airport	12
Los Angeles & Long Beach Ports (both)	13.5
Intermodal Container Transfer Facility	10

### IMMEDIATE ACCESS TO

110, 91 and 405 Freeways



### COLIN LANCASTER

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### ALEX GUANCHE

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**165 Savarona Way, Carson, California 90746**

**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**

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## Figueroa Business Center

17202-17234 S. Figueroa Street

405-419 W. Walnut Street

Carson, CA 90248

**ALEX GUANCHE**

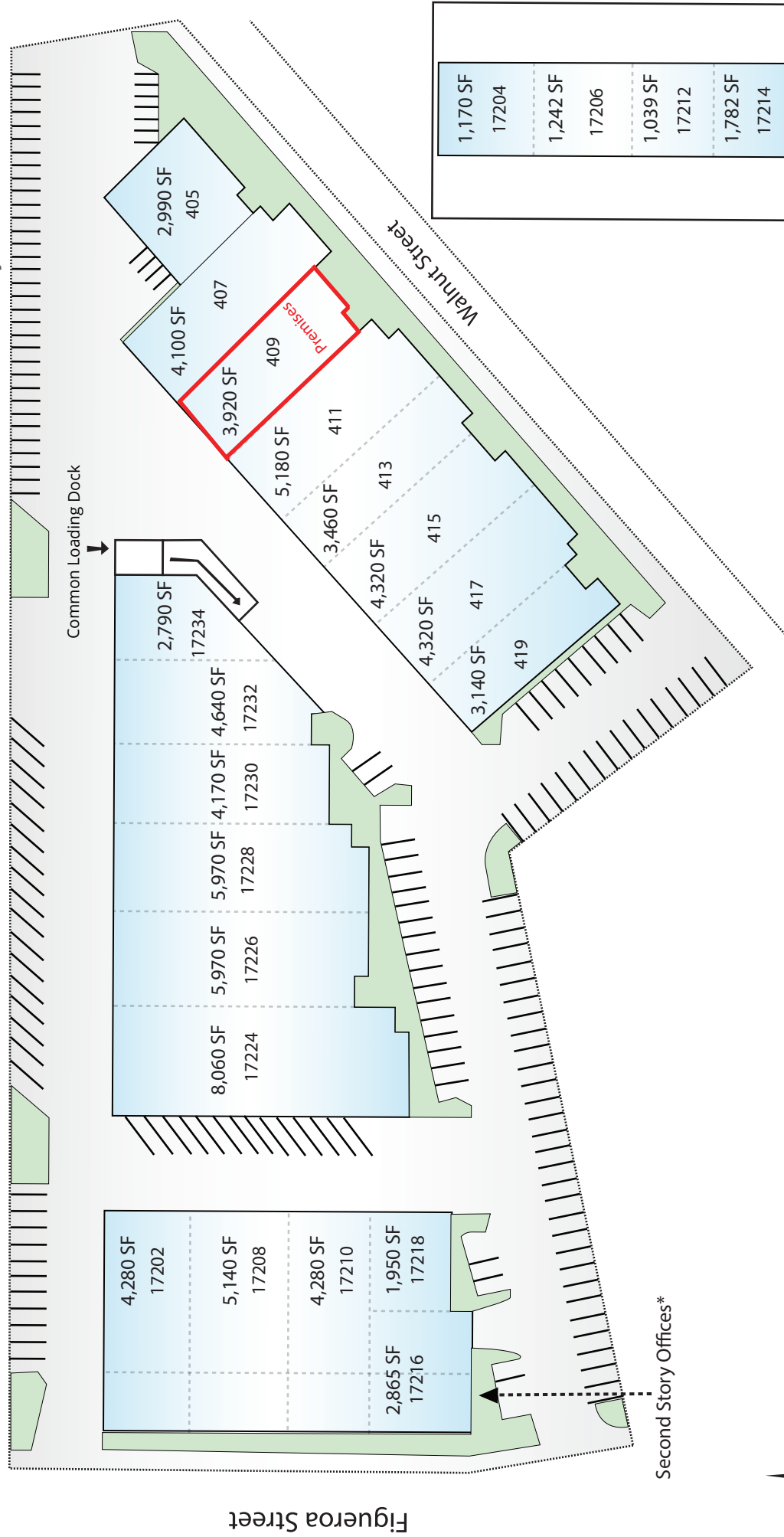
LICENSE #02010509

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165 Savarona Way, Carson, California 90746



Second Story Offices\*

1,170 SF	17204
1,242 SF	17206
1,039 SF	17212
1,782 SF	17214

Second Story Offices\*

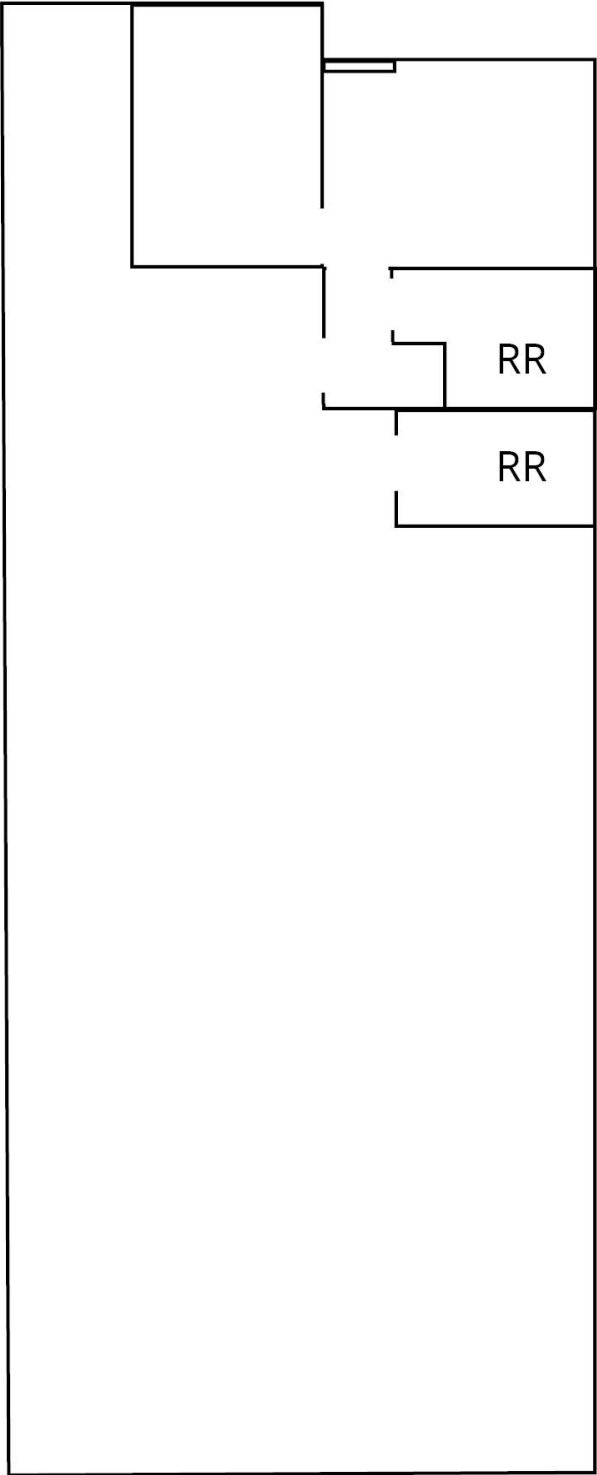


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