



FOR LEASE

21022 S FIGUEROA STREET, CARSON, CA

51,185 SF - Industrial Building

\$ TBD LEASE RATE



FEATURES

Available Square Footage	51,185 SF
Land Square Footage	POL
Office Square Footage	9,863 SF
Parking	103
Dock High	6 Dock High Doors
Ground Level	1 Ground Level Ramp
Minimum Ceiling Clearance	26'
Power	1,200 Amps, 277/480 Volts, 3 Phase (see comments)
Sprinkler System	.60/2,500
Year Built	2002
Construction	Concrete Tilt-Up

HIGHLIGHTS

- > Deliverable March 2023
- > Operating expenses \$.57/SF
- > 1,200 Amps can be provided within 60 days
- > Located in professionally designed, maintained, and managed business park

ACCESSIBILITY

MILES TO

Los Angeles International Airport	9.0
Long Beach Airport	7.0
Los Angeles & Long Beach Ports (Both)	5.0
Intermodal Container Transfer Facility	3.5

IMMEDIATE ACCESS TO

91, 710, 110, and 405 Freeways



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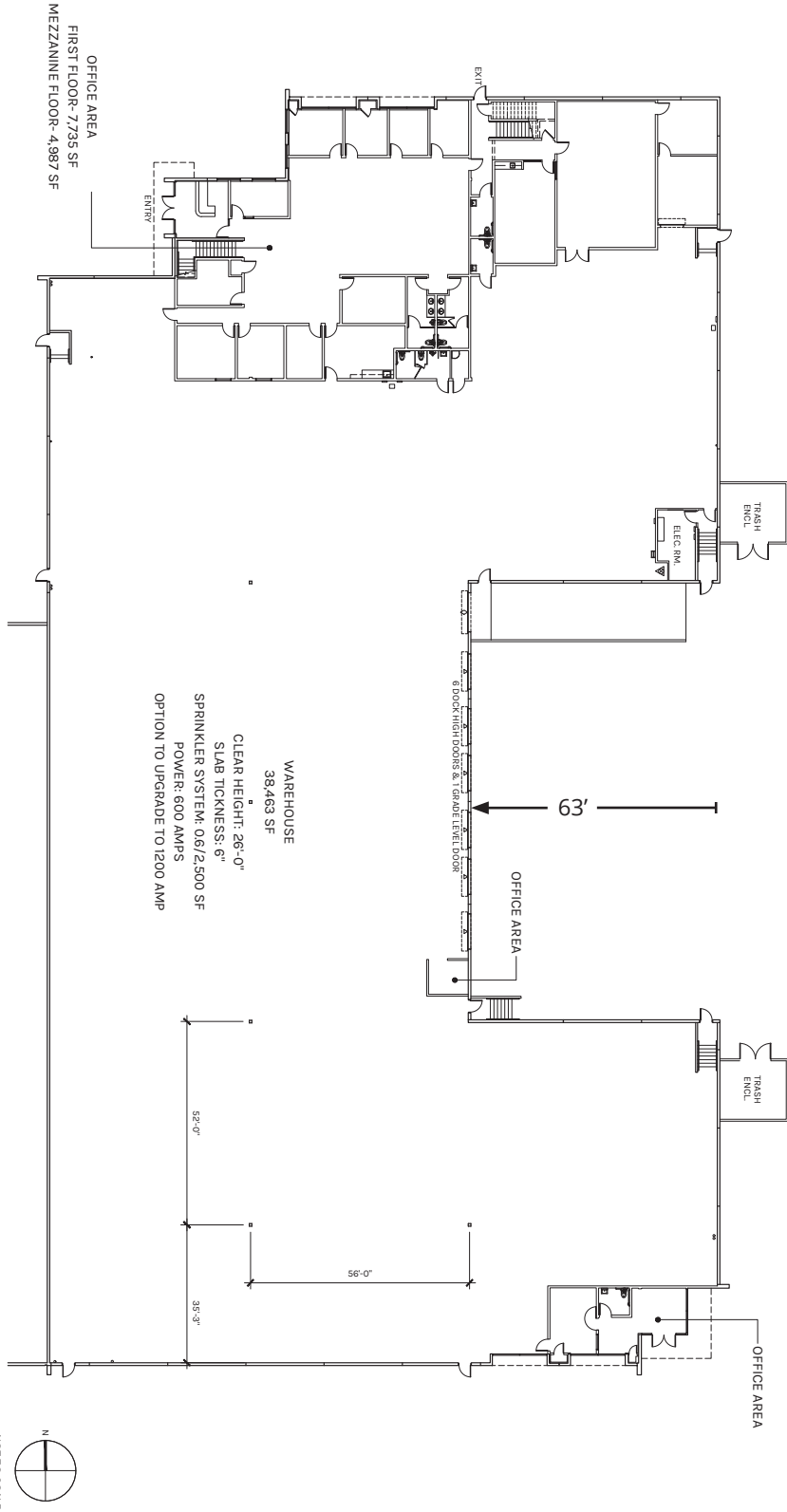
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165 Savarona Way, Carson, California 90746

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PLAN AND ELEVATION SUBJECT TO FIELD CONDITIONS. ANY AND ALL DEVIATIONS FROM PLAN OR SECTION. ALL WORKMANSHIP SUBJECT TO THE DRAWINGS PRESENTED TO BE ACCURATE. HOWSOEVER, TENANT SHOULD VERIFY PERMITTING INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON DRAWING FOR CONCEPT ONLY, AND WILL BE TENANT PROVIDED.

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