



# 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 June 1, 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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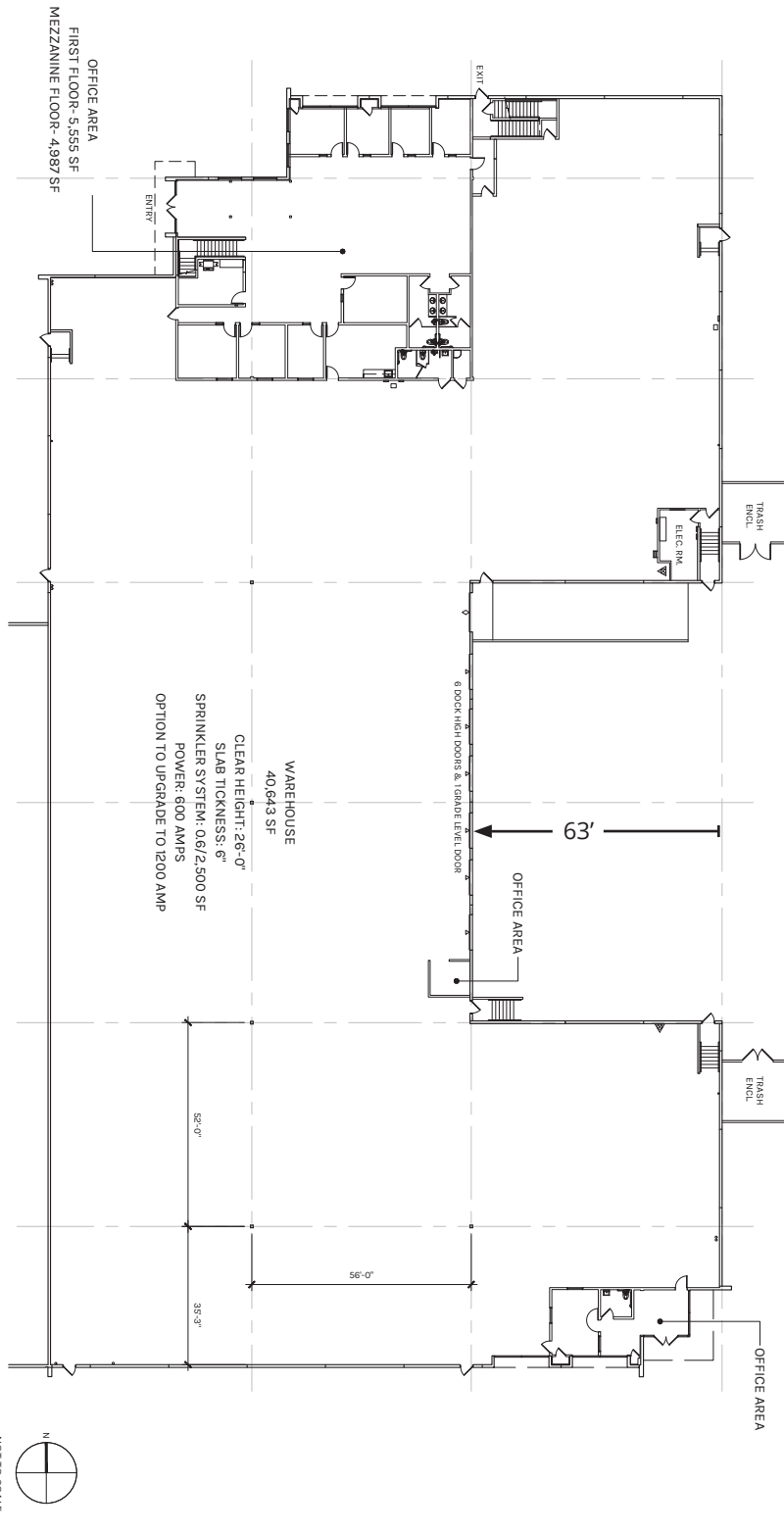
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