



# FOR LEASE

419 W. Walnut Street, Carson 90248

**3,140 SF Industrial Unit**

**\$ 5,181.00 / month (\$1.65/SF) Industrial Gross**



## FEATURES

Available Square Footage	3,140
Land Square Footage	Part of Larger
Office Square Footage	1,124
Parking	9
Dimensions	Verify
Loading	1 Ground Level Door (14' x 12')
Minimum Ceiling Clearance	18'
Power	200A, 120-208V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-up

## ACCESSIBILITY

<b>MILES TO</b>	
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 Business Park  
Adjacent to Harbor (110) and Artesia (91) Freeways  
CAM Fee \$0.18/SF  
Available: December 1st 2022



### COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com



### ALEX GUANCHE

Cal DRE Lic# 02010509

310.436.6489

aguanche@lareminc.com

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

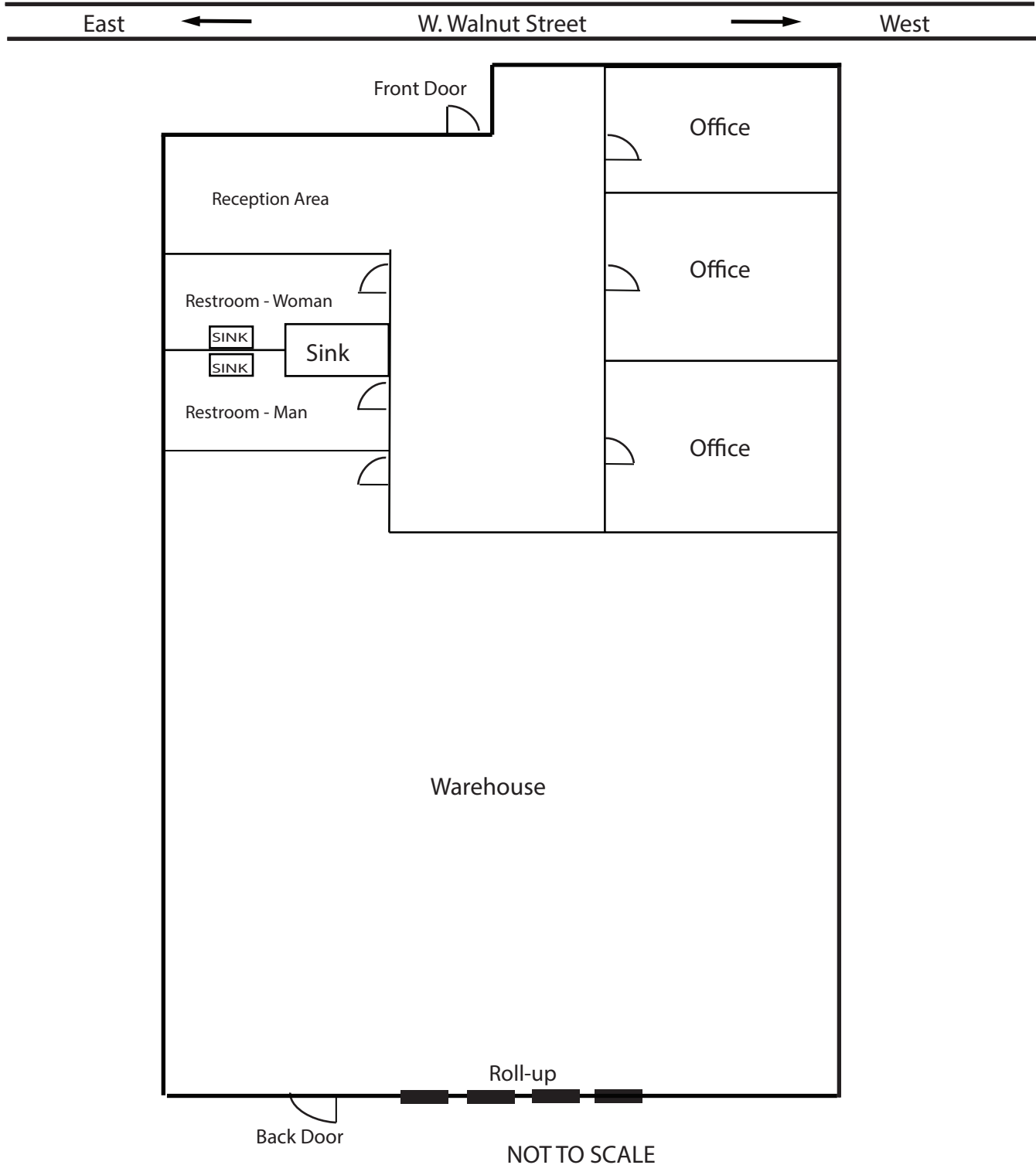
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## SITE PLAN

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Carson, CA 90248



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