



# FOR LEASE

## Victoria Business Park

18008 Adria Maru Lane, Carson, CA 90746

**4,000 SF Industrial Building**

**\$6,400/Month (\$ 1.60/SF) Gross**



### FEATURES

Available Square Footage	4,000
Land Square Footage	Part of Larger
Office Square Footage	3,000
Parking	7
Warehouse Square Footage	1,000
Dimensions	Verify
Loading	1 (8' x 7' 9") GL Door
Minimum Ceiling Clearance	16'
Power	100A, 277-480V, 3P, 4W
Sprinkler System	None
Construction	Concrete Tilt-Up
Zoning	IND

### ACCESSIBILITY

#### MILES TO

Los Angeles International Airport	7.5
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	7.5
Intermodal Container Transfer Facility	2.5

#### IMMEDIATE ACCESS TO

405, 110, and 91 Freeways

### HIGHLIGHTS

- Well Maintained Business Park
- Completely Fenced and Gated
- Near South Bay Pavilion and Restaurants
- Owner Association Fee \$0.14/SF
- Available June 1, 2023



#### COLIN LANCASTER

Cal DRE Lic# 02197733

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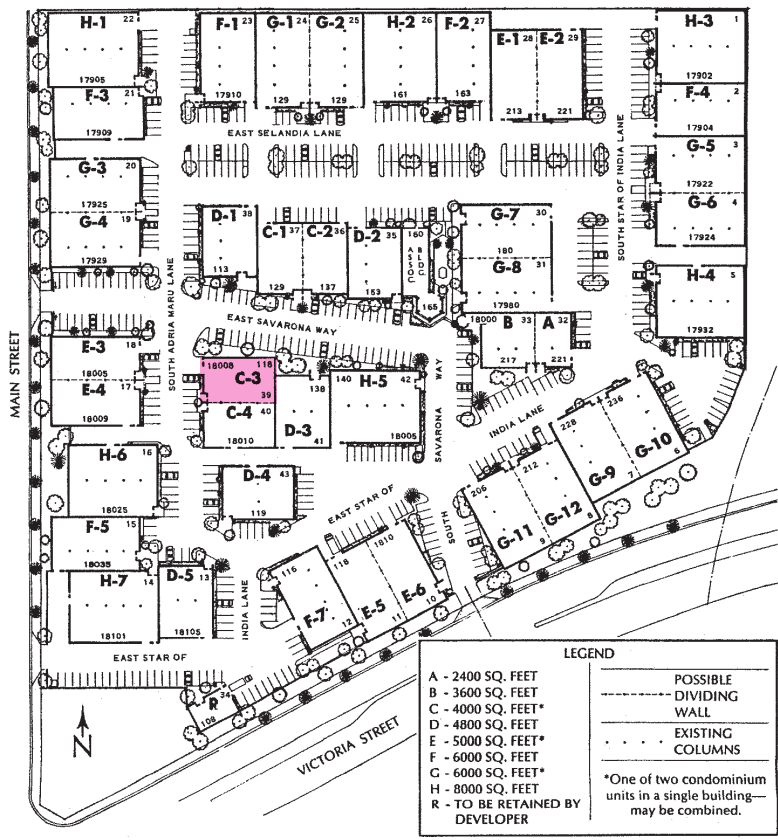
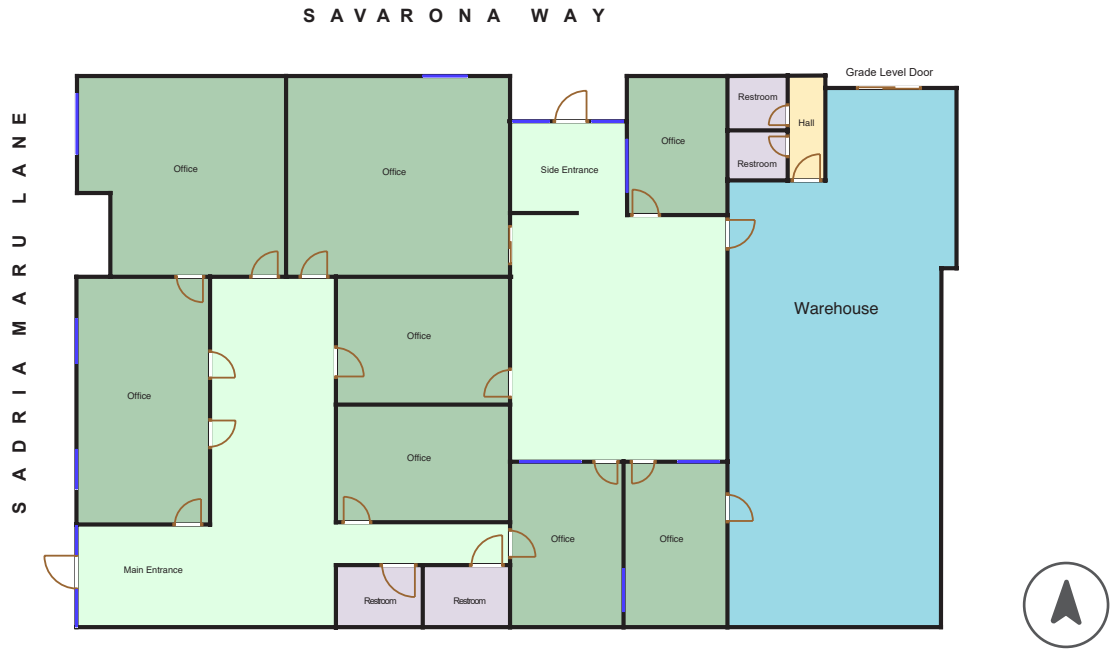
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165 Savarona Way, Carson, California 90746

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**Site Plan**



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