



# FOR LEASE

## Figueroa Business Center

17202 S. Figueroa Street, Carson, CA 90248

**4,280 SF Industrial Space**

**\$7,062/Month (\$ 1.65/SF) Gross**



### FEATURES

Available Square Footage	4,280
Land Square Footage	Part of Larger
Office Square Footage	775
Parking	10
Loading	1 (10' x 14') Ground Level Door 2 Shared Truck High Position
Minimum Ceiling Clearance	18'
Power	220A, 120/240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

### HIGHLIGHTS

Prestigious Industrial Park  
CAM \$0.18/SF

### ACCESSIBILITY

#### MILES TO

Los Angeles International Airport	7.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.5
Intermodal Container Transfer Facility	5.5
Alameda Corridor	3.5

#### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



#### ALEX GUANCHE

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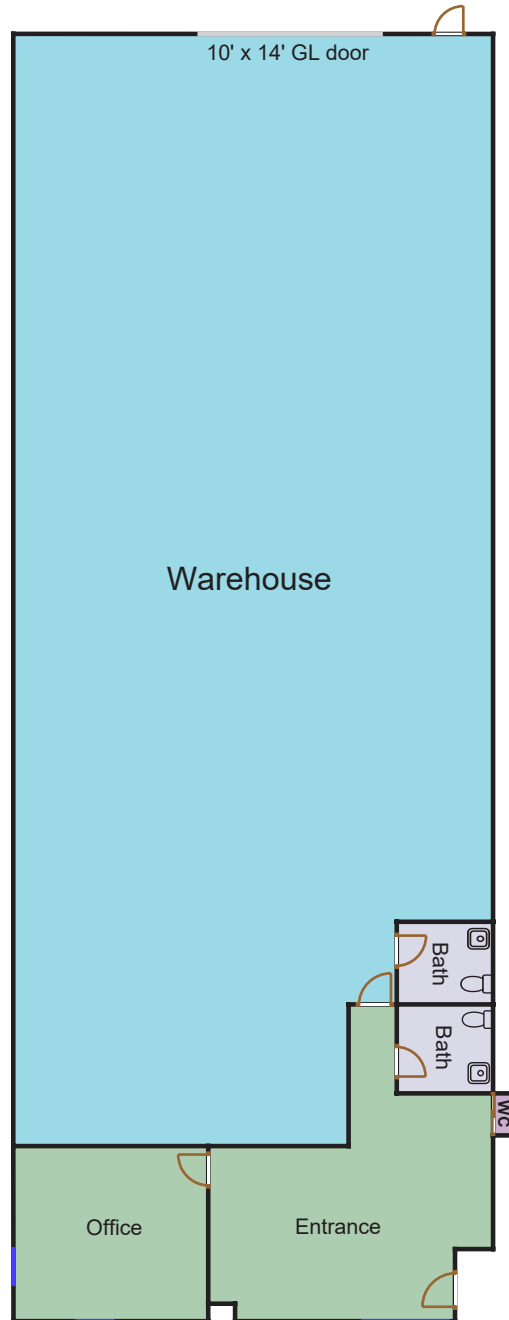
165 Savarona Way, Carson, California 90746

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**Site Plan**



S. Figueroa Street

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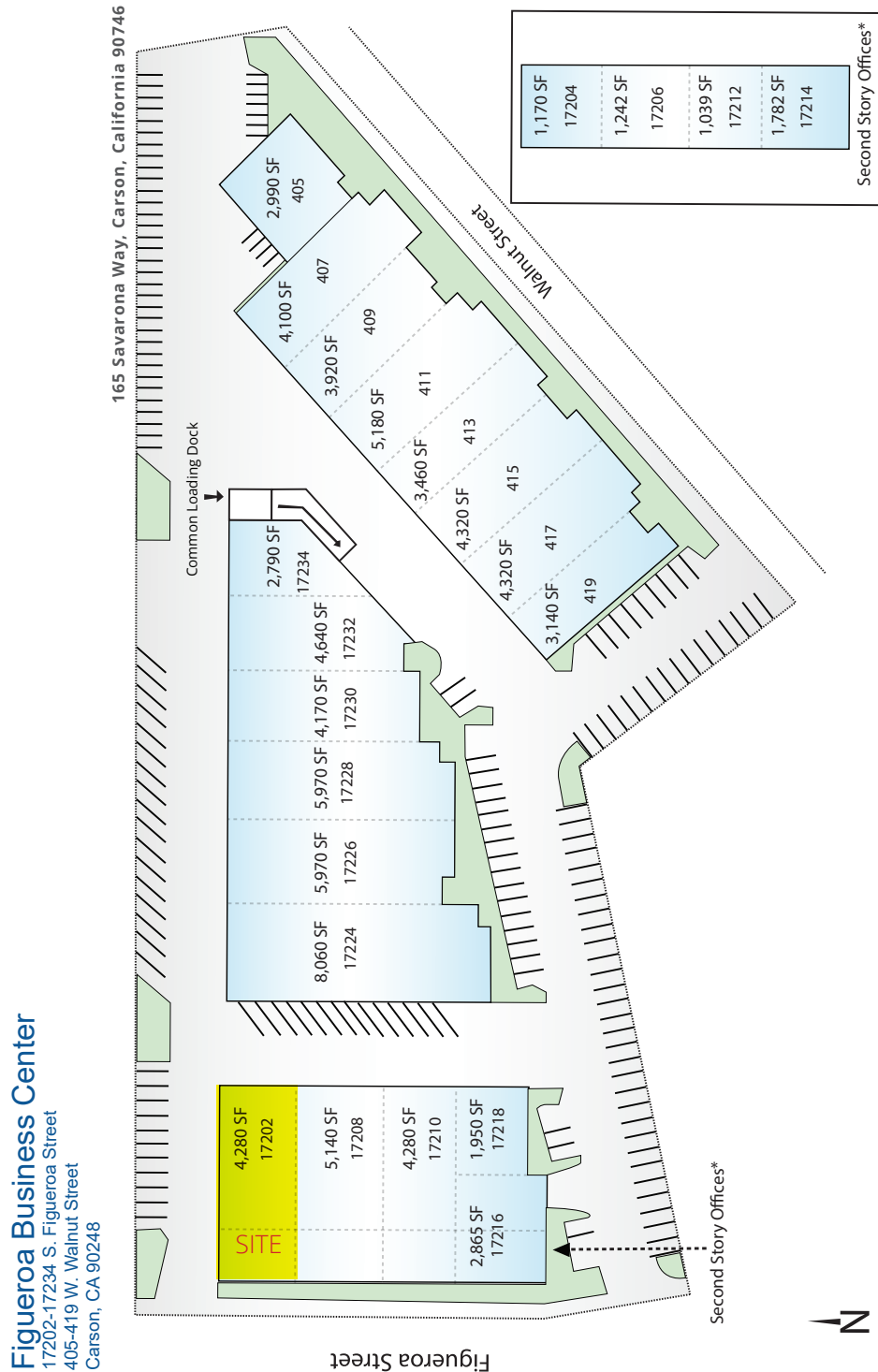
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## Floor Plan



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