



# FOR LEASE

## Figueroa Business Center

17232 S. Figueroa Street, Carson, CA 90248

**4,640 SF Industrial Space**

**\$7,656/Month (\$ 1.65/SF) Gross**



### FEATURES

Available Square Footage	4,640
Land Square Footage	Part of Larger
Office Square Footage	500
Parking	9
Loading	1 (12' x 14') Ground Level Door 1 Shared Truck High Position
Minimum Ceiling Clearance	18'
Power	200A, 277/480V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	M2

### HIGHLIGHTS

Prestigious Industrial Park  
Multi-Tenant Building  
Completely Fenced and Gated  
Minimum 3-5 Year Term  
Cam Fee: \$0.18/SF

### ACCESSIBILITY

#### MILES TO

Los Angeles International Airport	13.0
Long Beach Airport	12.5
Los Angeles & Long Beach Ports (both)	12.0
Intermodal Container Transfer Facility	6.5
Alameda Corridor	10.5

#### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



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**Site Plan**



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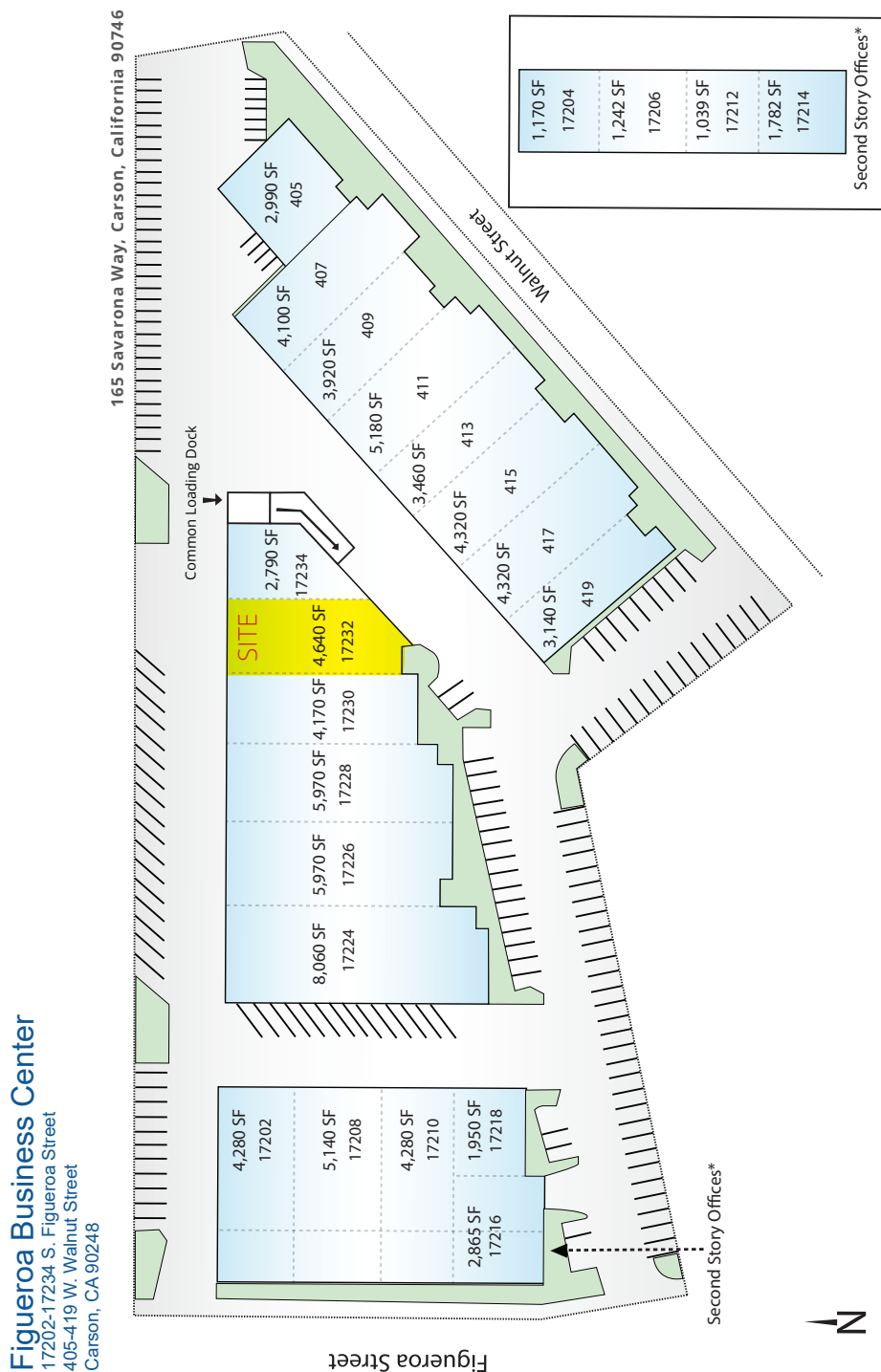
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## Floor Plan



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