



# FOR LEASE

## Figueroa Business Center

413 W. Walnut Street, Carson, CA 90248

**3,460 SF Industrial Space**

**\$5,709/Month (\$ 1.65/SF) Gross**



### FEATURES

Available Square Footage	3,460
Land Square Footage	Part of Larger
Office Square Footage	557
Parking	8
Loading	1 (10' x 14') Ground Level Door 2 Shared Dock High Positions
Minimum Ceiling Clearance	18'
Power	225A, 240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

### HIGHLIGHTS

Prestigious Industrial Park  
3 Year Term or Longer  
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



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165 Savarona Way, Carson, California 90746

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**Figueroa Business Center**  
413 W . Walnut Street, Carson, CA 90746

**Site Plan**



W. Walnut Street



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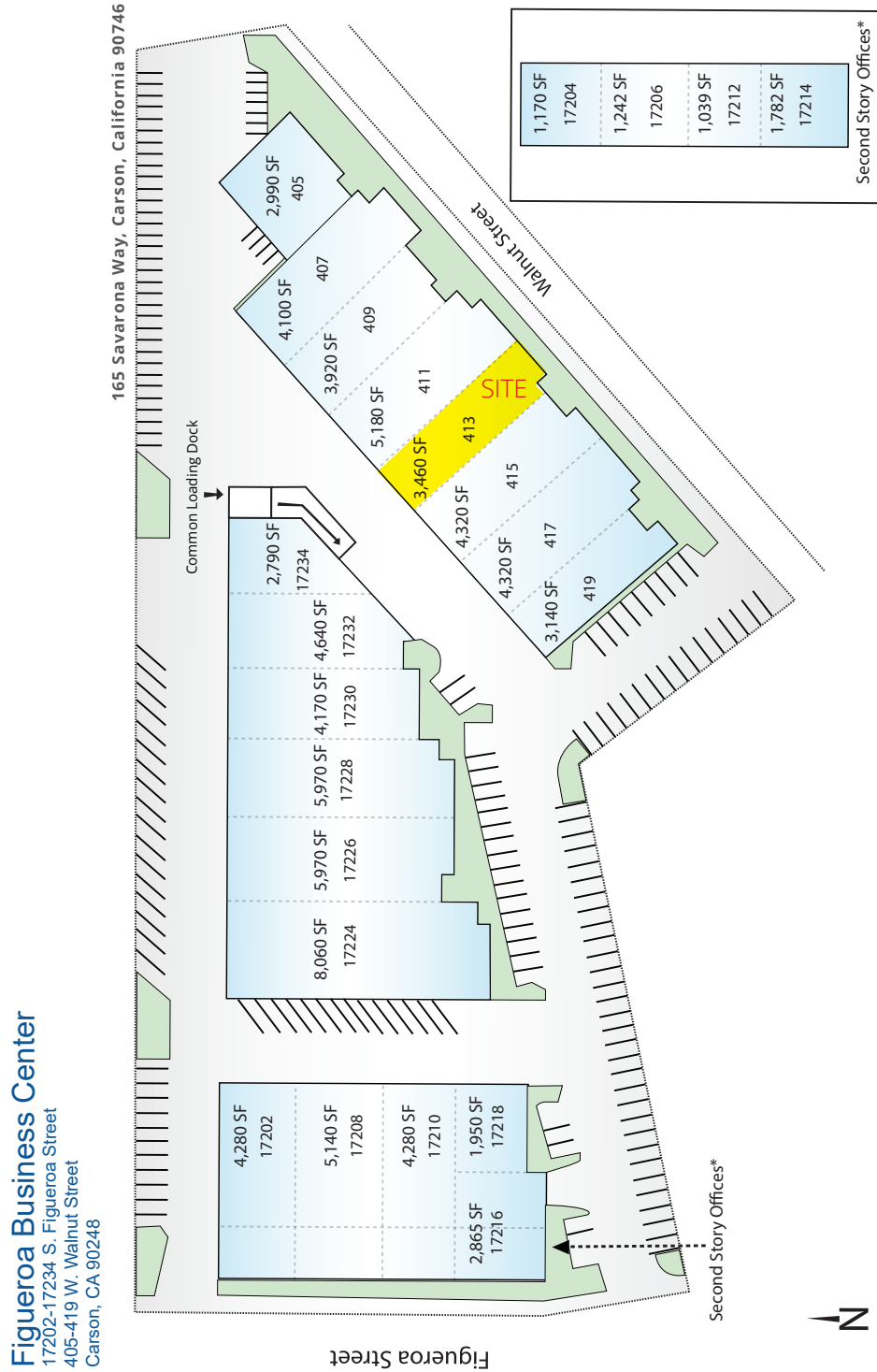
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## Floor Plan



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