



FOR LEASE

18120 S. Broadway, Unit A, Carson, CA 90248

18,400 SF Industrial Unit

\$1.93/SF Industrial Gross + CAM



FEATURES

Available Square Footage	18,400
Land Square Footage	Part of Larger
Total Office	1,767
Parking	30
Dimensions	92' x 200'
Loading	2 (12' x 16') Ground Level Doors 3 (Truck Well) Dock High Positions
Minimum Ceiling Clearance	18'
Power	200 Amps, 240/240, 3P, 4W
Sprinklers	Yes
Year Built	1957 / R 15
Construction	Concrete Tilt-Up
Zoning	MH*

HIGHLIGHTS

Prominent Street Presence
189 Foot Truck Turning Radius
Large Shared Concrete Yard Area
Immediate Freeway Access
CAM: \$.07/SF
Available: December 1, 2023

ACCESSIBILITY

MILES TO

Los Angeles International Airport	9.5
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	8.0
Intermodal Container Transfer Facility	7.5

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



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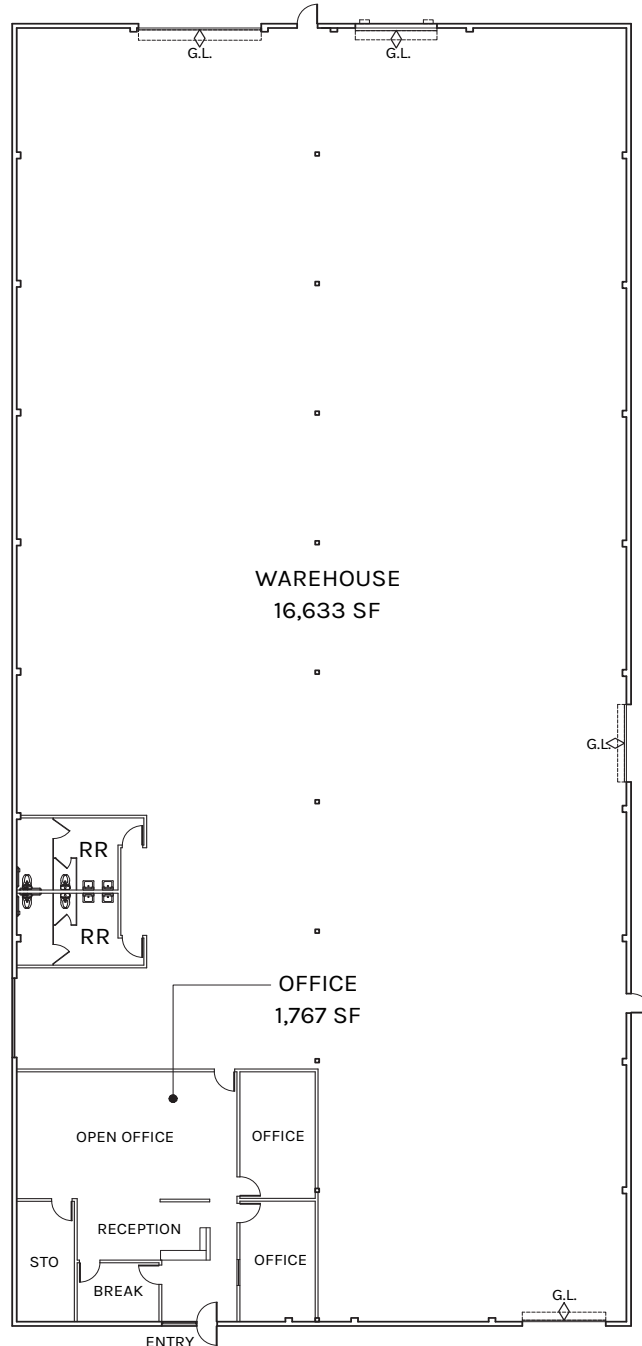
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**Rexford
Industrial**

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

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