



FOR LEASE

Figueroa Business Center

17224 S. Figueroa Street, Carson, CA 90248

8,060 SF Industrial Space

\$10,478/Month (\$ 1.30/SF) Gross



FEATURES

Land Square Footage	Part of Larger
Available Square Footage	8,060
Warehouse Square Footage	6,760
Office Square Footage	1,300
Parking	8
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Ceiling Clearance	16'
Power	225A, 120/240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

HIGHLIGHTS

Prestigious Industrial Park
CAM \$0.18/SF
1 Month of Free Rent with Qualifying Deals

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



COLIN LANCASTER

Cal DRE Lic# 02197733

📞 310.436.6488

✉️ clancaster@lareminc.com



ALEX GUANCHE

Cal DRE Lic# 02010509

📞 310.436.6489

✉️ aguanche@lareminc.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

🏢 310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993