



FOR LEASE

Figueroa Business Center

17224 S. Figueroa Street, Carson, CA 90248

8,060 SF Industrial Space **\$13,299/Month (\$ 1.65/SF) Gross**



FEATURES

Available Square Footage	8,060
Land Square Footage	Part of Larger
Office Square Footage	1,300
Warehouse	6,760
Parking	8
Loading	1 (12' x 14') Ground Level Door
Minimum Ceiling Clearance	16'
Power	200A, 120/240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

HIGHLIGHTS

- Prestigious Industrial Park
- CAM \$0.18/SF
- Clear Span Warehouse

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

Cal DRE Lic# 02010509

310.436.6489

aguanche@lareminc.com



COLIN LANCASTER

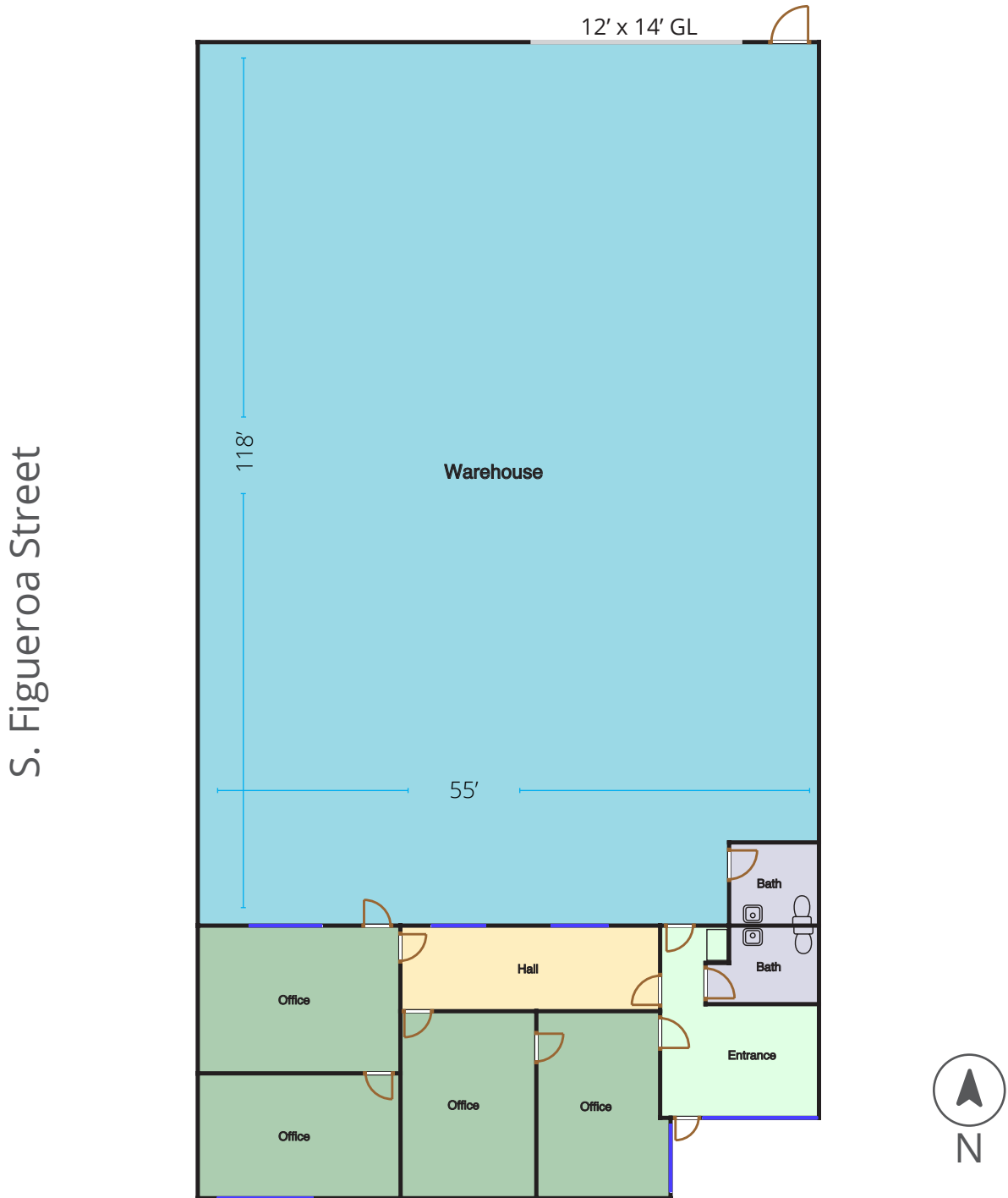
Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com

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Floor Plan



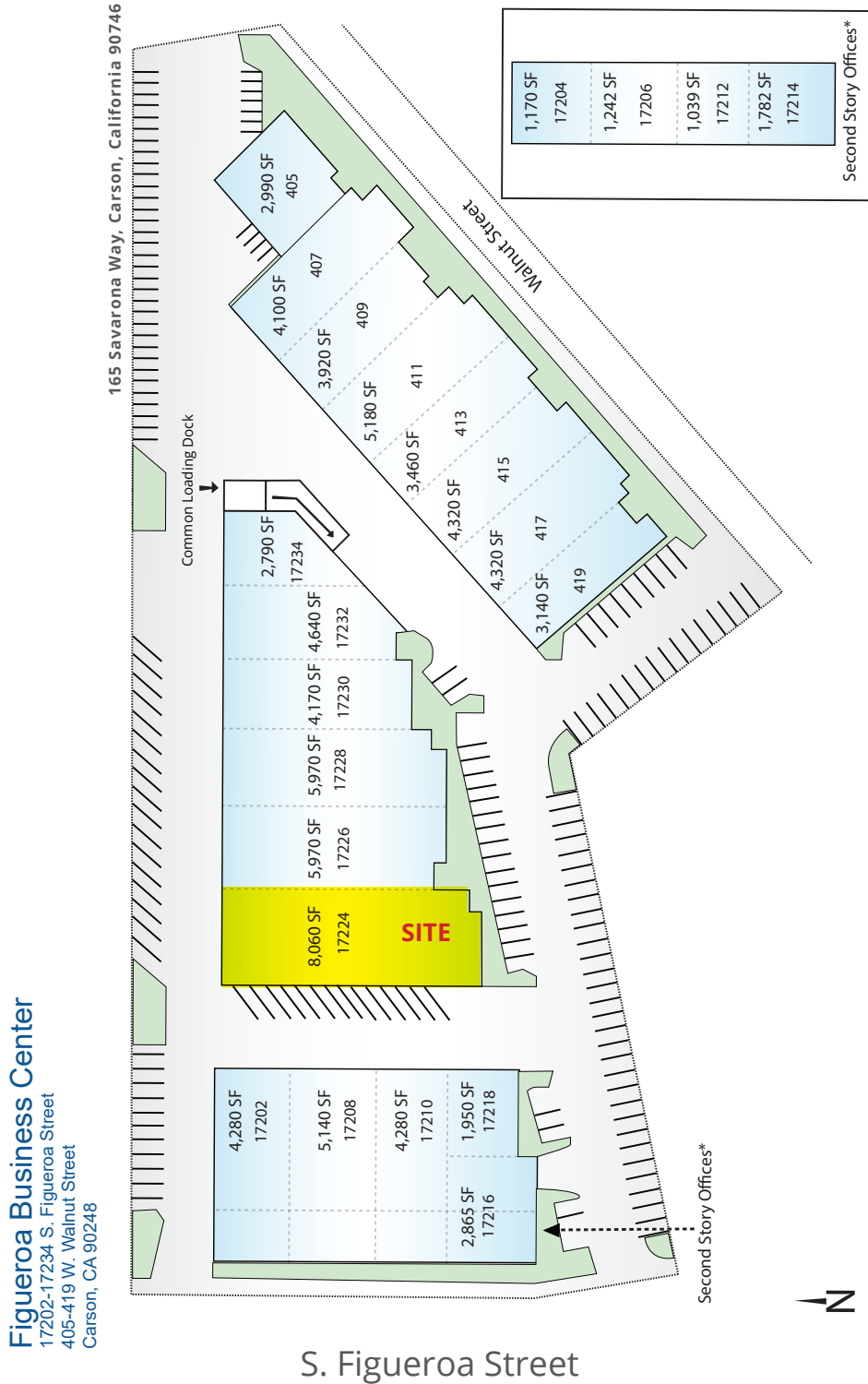
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Site Plan



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