LAREM

AVAILABLE 21,245 SF Industrial Building $.98/SF Gross

FEATURES

Available Square Footage	21,245
Land Square Footage	36,590
Total Office	3,000
Parking	22
Loading	1 Dock High Position 6 Ground Level Doors
Minimum Ceiling Clearance	14'-18'
Sprinklers	Yes
Year Built	1961
Construction	Masonry
Yard	Fenced/Paved
Power	400A, 277/480 volts, 3 phase, 4 Wire
Zoning	M2

ACCESSIBILITY

MILES TO

Los Angeles International Airport	7.7
Long Beach Airport	15.5
Los Angeles & Long Beach Ports (both)	16.5
Intermodal Container Transfer Facility	12.3

IMMEDIATE ACCESS TO

110, 405, and 91 Freeways

HIGHLIGHTS

Clear Span Warehouse

Private, Fenced, and Paved Yard Area

Great Manufacturing or Fabrication Building

Air Lines and Electrical Distribution Throughout Warehouse

DIMITRI PETRAKIS
Cal DRE Lic# 02208946
📞 **310.620.8770**
✉ dpetrakis@lareminc.com

MATT GINOCCHIO
Cal DRE Lic# 01777208
📞 **310.436.6483**
✉ mginocchio@lareminc.com

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

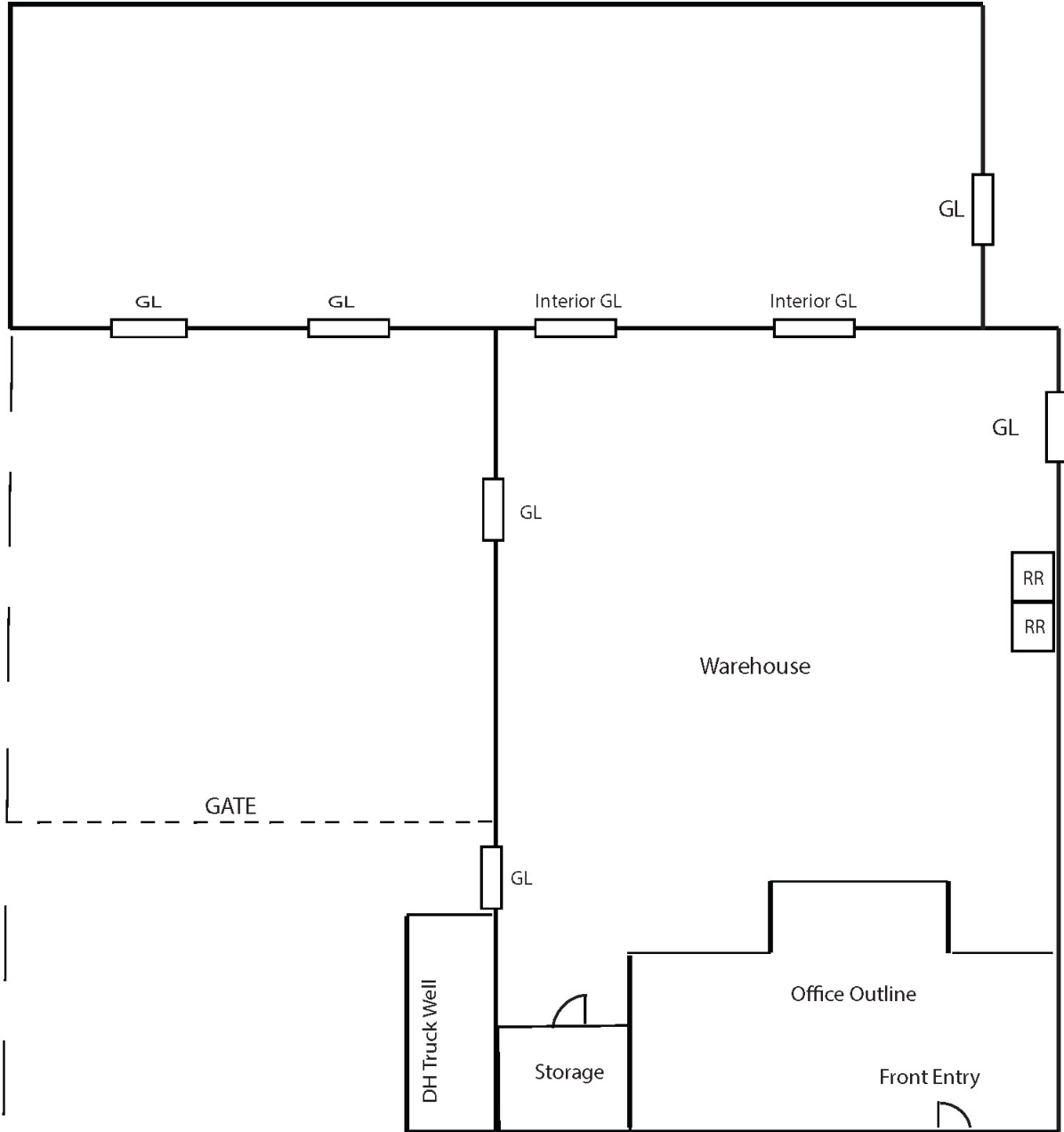**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**

FLOOR PLAN

GL

GL   GL   Interior GL   Interior GL

GL

GL

RR

RR

Warehouse

GATE

GL

DH Truck Well

Office Outline

Storage

Front Entry

NOT TO SCALE