



FOR LEASE

18010 S. Adria Maru Lane, Carson CA, 90746

AVAILABLE 4,000 SF Industrial Unit

\$5,800/Month (\$1.45/SF) Gross



FEATURES

Available Square Footage	4,000
Land Square Footage	Part of Larger
Total Office	500
Parking	10
Loading	1GL Door (14' H x 10' W)
Minimum Ceiling Clearance	16'
Power	100A, 277-480V, 3P, 4W
Sprinklers	No
Year Built	1975
Construction	CTU
Zoning	CAML-D

ACCESSIBILITY

MILES TO

Long Beach Airport	8.0
Los Angeles International Airport	7.75
Los Angeles & Long Beach Ports (both)	2.5
Intermodal Container Transfer Facility	2.5
Alameda Corridor	2.0

IMMEDIATE ACCESS TO

405, 110 and 91 Freeways

HIGHLIGHTS

Well Maintained Business Park
Completely Fenced and Gated
\$0.15/SF CAM



FARAH VITALE

Cal DRE Lic# 01785132

310.436.6480

fvitale@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

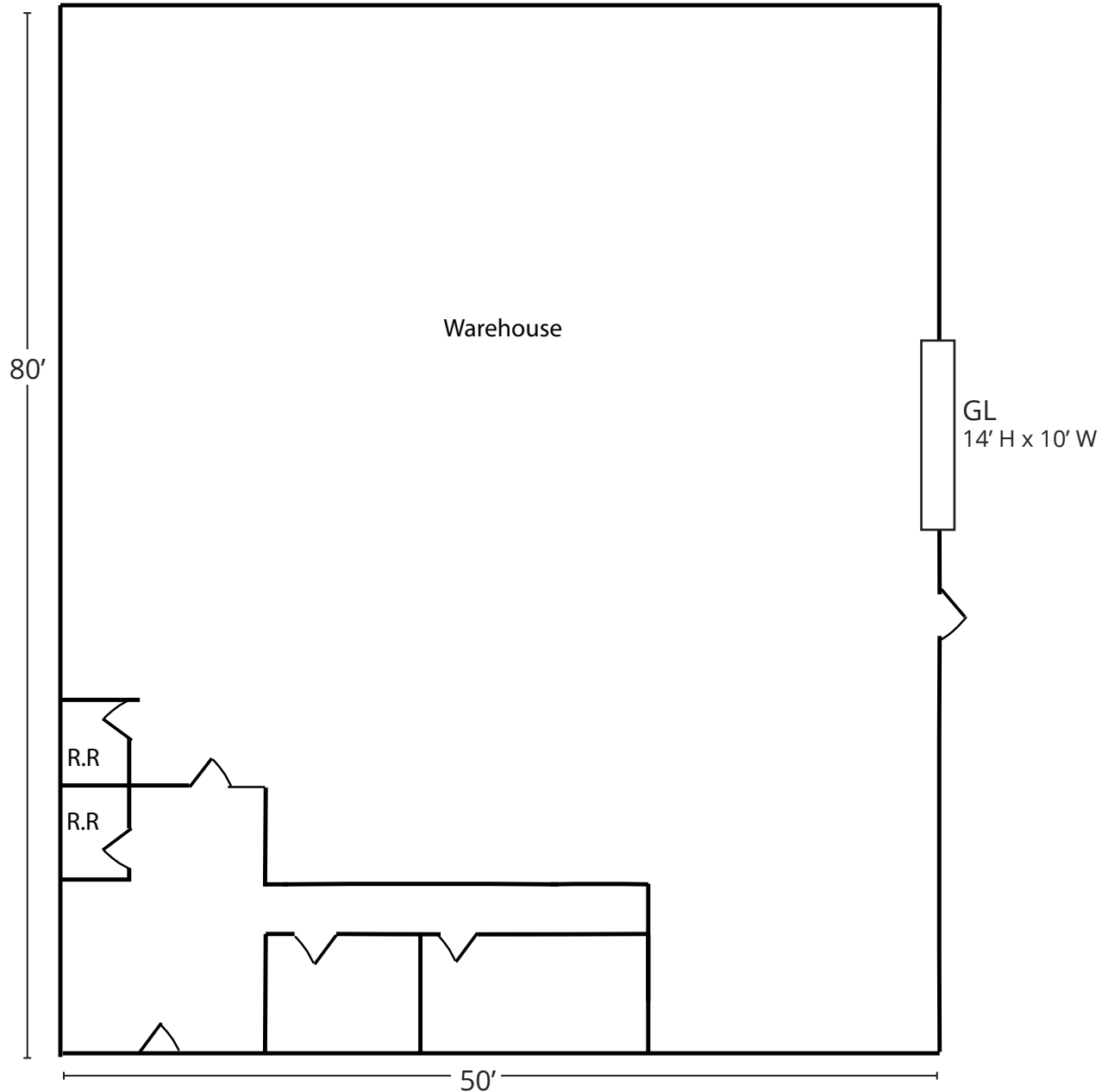
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



FOR LEASE

18010 S. Adria Maru Lane, Carson CA, 90746

FLOOR PLAN



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