



FOR LEASE

2801 E. 208th Street, Carson, CA 90746

Available ±16,016 Industrial Building \$1.45/SF Month Gross + \$.06/SF CAM



FEATURES

Available Square Footage	16,016
Land Square Footage	Part of Larger
Office	3,490
Parking	1.31/1,000
Loading	2 Dock-High Positions (20'x10') 1 Ground Level Door (10'x14')
Minimum Ceiling Clearance	20'
Power	400A, 277/480V, 3P, 4W
Sprinkler System	.33/3,000
Year Built	1988
Construction	CTU
Zoning	CAMH

ACCESSIBILITY

MILES TO

Los Angeles International Airport	17.4
Long Beach Airport	7.0
Los Angeles & Long Beach Ports (both)	8.3

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways

HIGHLIGHTS

High-Image Building on Prominent Corner Parcel
2 Dock-High Loading Positions
Deluxe 2-Story Offices



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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

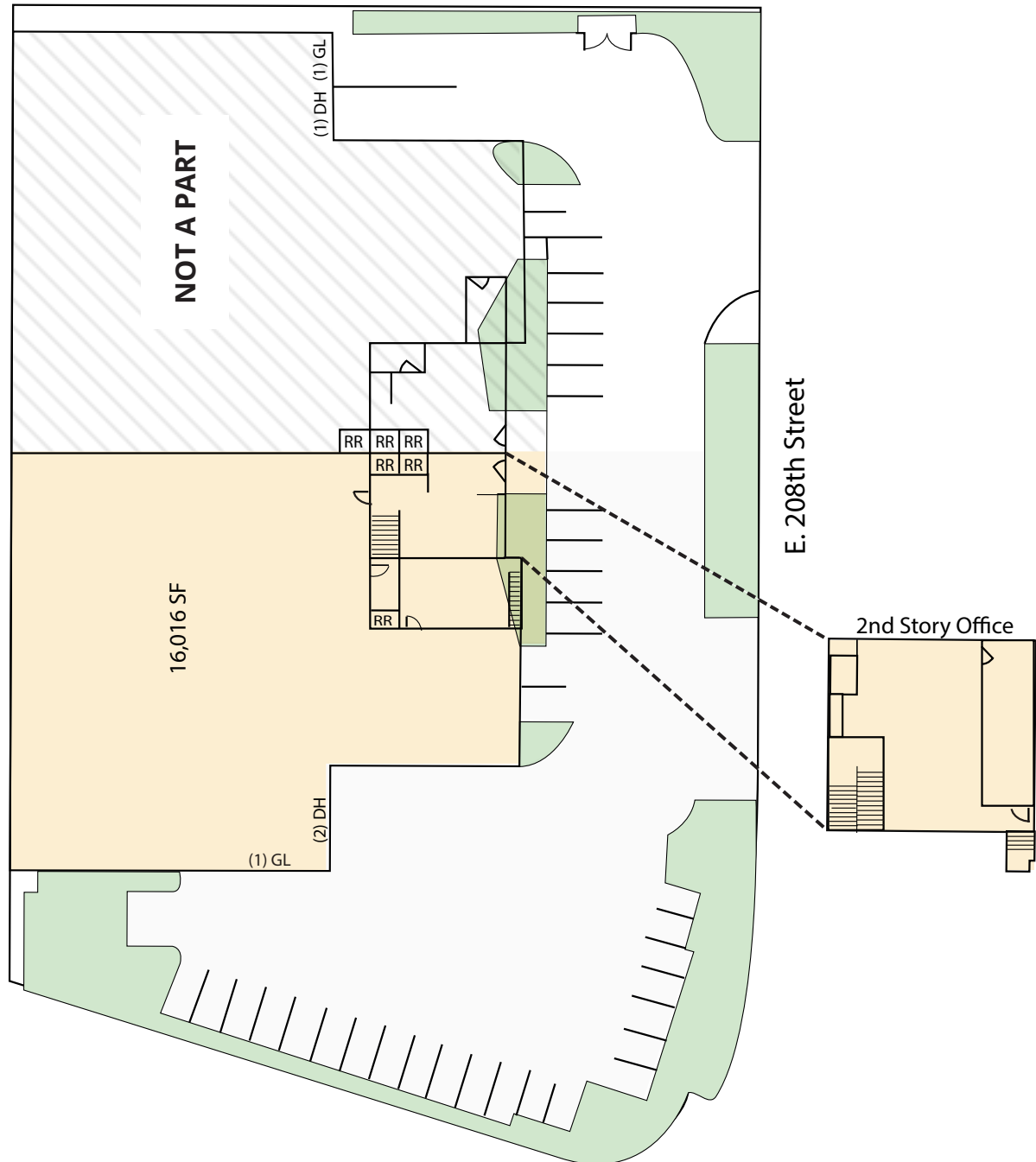
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SITE PLAN



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