



FOR LEASE

17000 Keegan Avenue, Carson, CA 90746

Available 11,276 SF Industrial Building

\$1.75/SF Net + \$.445/SF



FEATURES

Available Square Footage	11,276
Land Square Footage	32,028
Office Square Footage	2,191
Parking Spaces	35
Loading	1 Ground Level Door (8'x8') 1 Dock High Door (10'x10')
Minimum Ceiling Clearance	15'
Power	800A, 277/480V, 3P, 4W
Sprinklered	No
Year Built	1977
Construction	CTU
Yard	Fenced/Paved
Zoning	ML

HIGHLIGHTS

Free Standing Industrial Building
Private Fenced Yard
Heavy Power
60 Day Possession
Opex: \$0.445/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	14.2
Long Beach Airport	10.7
Los Angeles & Long Beach Ports (both)	13.2

IMMEDIATE ACCESS TO

91, 110, and 405 Freeways



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