



# FOR LEASE

VICTORIA BUSINESS PARK  
129 & 137 E. Selandia Lane, Carson, CA 90746

Available 12,000 SF Unit

\$TBD



## FEATURES

|                           |                                |
|---------------------------|--------------------------------|
| Available Square Footage  | 12,000                         |
| Land Square Footage       | POL                            |
| Office Square Footage     | 2,375                          |
| Parking                   | 24                             |
| Loading                   | 2 (10'x16') Ground Level Doors |
| Minimum Ceiling Clearance | 18'                            |
| Power                     | 100 Amps, 277-480V, 3P, 4W     |
| Sprinkler System          | Yes                            |
| Year Built                | 1975                           |
| Construction              | CTU                            |
| Zoning                    | CAML                           |

## ACCESSIBILITY

### MILES TO

|                                       |     |
|---------------------------------------|-----|
| Los Angeles International Airport     | 8.0 |
| Long Beach Airport                    | 8.0 |
| Los Angeles & Long Beach Ports (both) | 7.5 |
| Alameda Corridor                      | 2.0 |

### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways

## HIGHLIGHTS

- Excellent Security
- Well Maintained Business Park
- Completely Fenced and Gated
- \$.15/SF CAM Fee



### WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481

wbabi@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.

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165 Savarona Way, Carson, California 90746

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## FLOOR PLAN



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