

# FOR LEASE

# **Figueroa Business Center**

411 W. Walnut Street, Carson, CA 90248

# 5,180 SF Industrial Space

## \$1.45/SF Gross + \$.18/SF CAM



### **FEATURES**

Available Square Footage 5,180

Land Square Footage Part of Larger

Office Square Footage 1,000 Parking 7

**Loading** 1 (12' x 14') Ground Level Door

2 Shared Dock High Positions

Minimum Ceiling Clearance 19

Power 225A, 120/240V, 3P, 4W

**Sprinkler System** Yes **Year Built** 1981

**Construction** Concrete Tilt-Up

Zoning IND

# **HIGHLIGHTS**

Prestigious Industrial Park Multi-Tenant Building

Completely Fenced and Gated

Cam Fee: \$0.18/SF Available: 10/01/2025

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.

## **ACCESSIBILITY**

#### **MILES TO**

Los Angeles International Airport 14
Long Beach Airport 12
Los Angeles & Long Beach Ports (both) 13.5
Intermodal Container Transfer Facility 10
Alameda Corridor 10.5

#### **IMMEDIATE ACCESS TO**

405, 110, 710, and 91 Freeways



#### **COLIN LANCASTER**

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**310.436.6488** 

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#### **ALEX GUANCHE**

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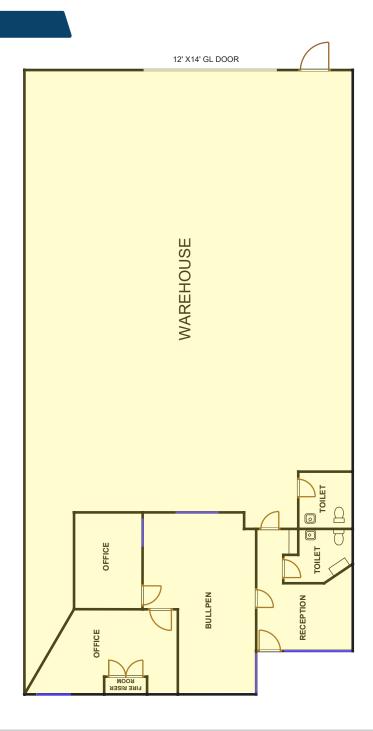
310.719.1585 // www.lareminc.com 165 Savarona Way, Carson, California 90746

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# **FLOOR PLAN**



W. Walnut Street

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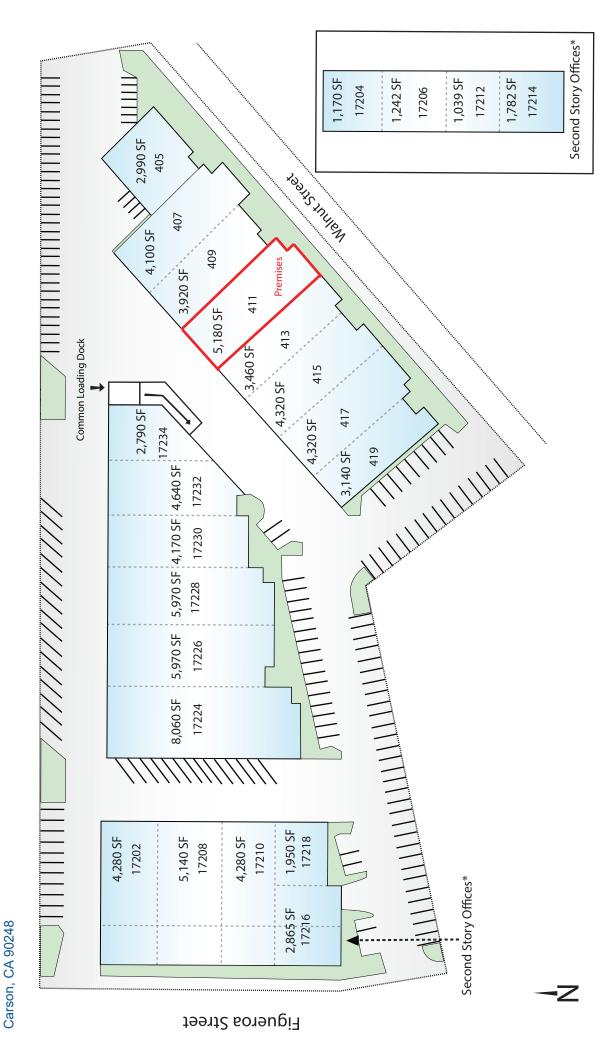
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# Figueroa Business Center

17202-17234 S. Figueroa Street 405-419 W. Walnut Street



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