



# FOR LEASE

21010 S Figueroa Street, Carson, CA 90745

**40,561 SF Flex/R&D Building**

**\$1.58/SF NNN**



## FEATURES

Available Square Footage	40,561
Land Square Footage	Part of Larger
Total Office	11,883
Parking	210 Spaces
Loading	1 DH Position via Interior Well 2 GL Doors: 1 (12' x 14'); 1 (8'x10')
Minimum Ceiling Clearance	24'
Power	600A, 277-480 V, 3P, 4W
Sprinklers	.60/2500
Year Built	2002
Construction	CTU
Zoning	SP-3

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	9.0
Long Beach Airport	7.5
Los Angeles & Long Beach Ports (both)	5.5
Intermodal Container Transfer Facility	4.5

### IMMEDIATE ACCESS TO

110 and 405 Freeways  
Harbor (110) Freeway Frontage

## HIGHLIGHTS

Flex R&D/Headquarters/Showroom/Entertainment Campus

210 Car Parking Spaces

Opex: \$.40/SF

[Link to SP 3 Zoning Specific Plan](#)

[Link to view photos](#)

**\$1.40/SF NNN for the First Year, \$1.58/SF NNN Thereafter**



### ED WHITEMORE

Cal DRE Lic# 00935219

**310.436.6482**

[ewhittemore@lareminc.com](mailto:ewhittemore@lareminc.com)



### MATT GINOCCHIO

Cal DRE Lic# 01777208

**310.436.6483**

[mginocchio@lareminc.com](mailto:mginocchio@lareminc.com)



### COLIN LANCASTER

Cal DRE Lic# 02197733

**310.436.6488**

[clancaster@lareminc.com](mailto:clancaster@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](http://www.lareminc.com)  
165 Savarona Way, Carson, California 90746

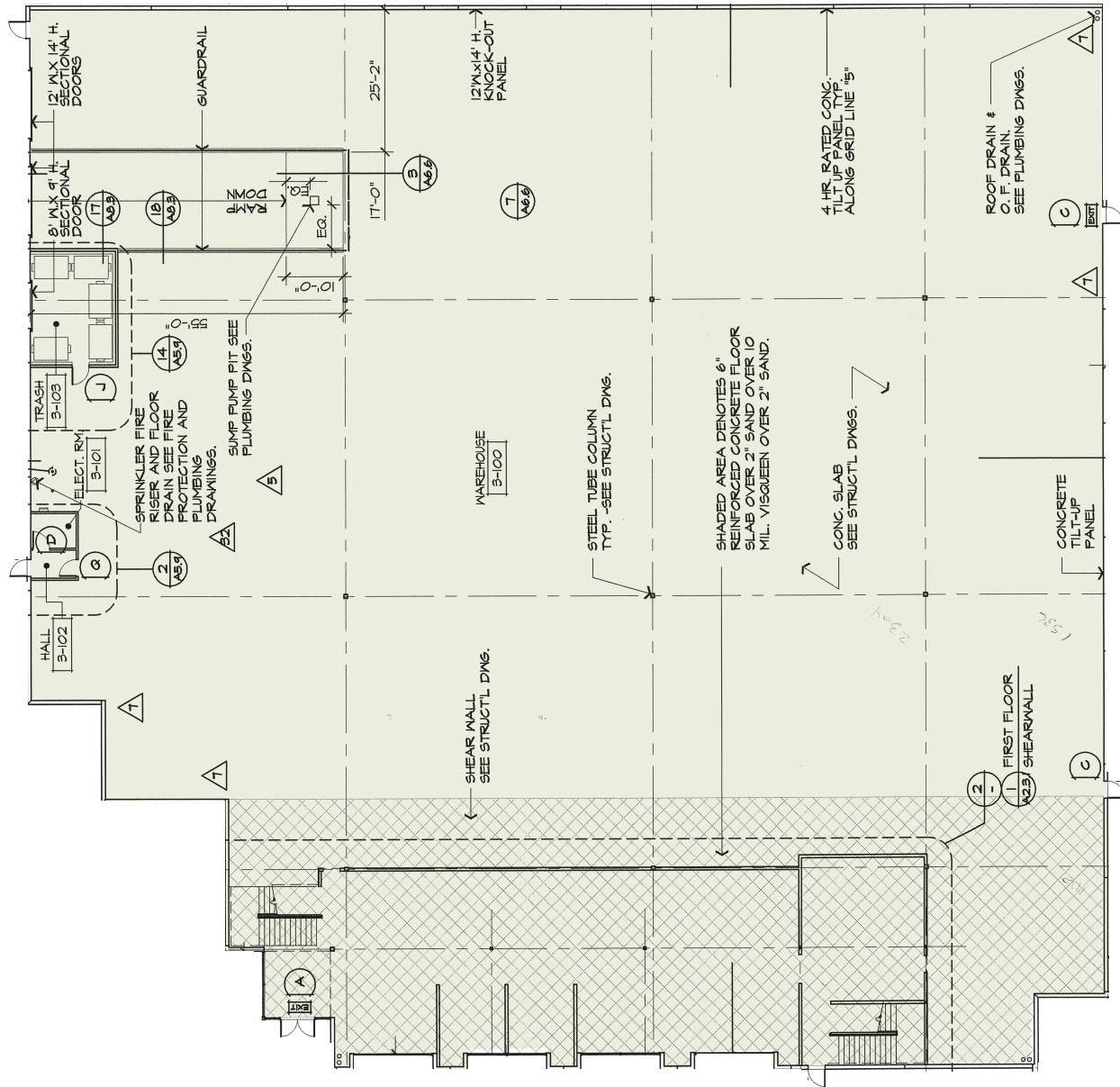
**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**



# FOR LEASE

21010 S Figueroa Street, Carson, CA 90745

## WAREHOUSE FLOOR PLAN



FIGUEROA STREET

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](http://www.lareminc.com)  
 165 Savarona Way, Carson, California 90746  
 TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

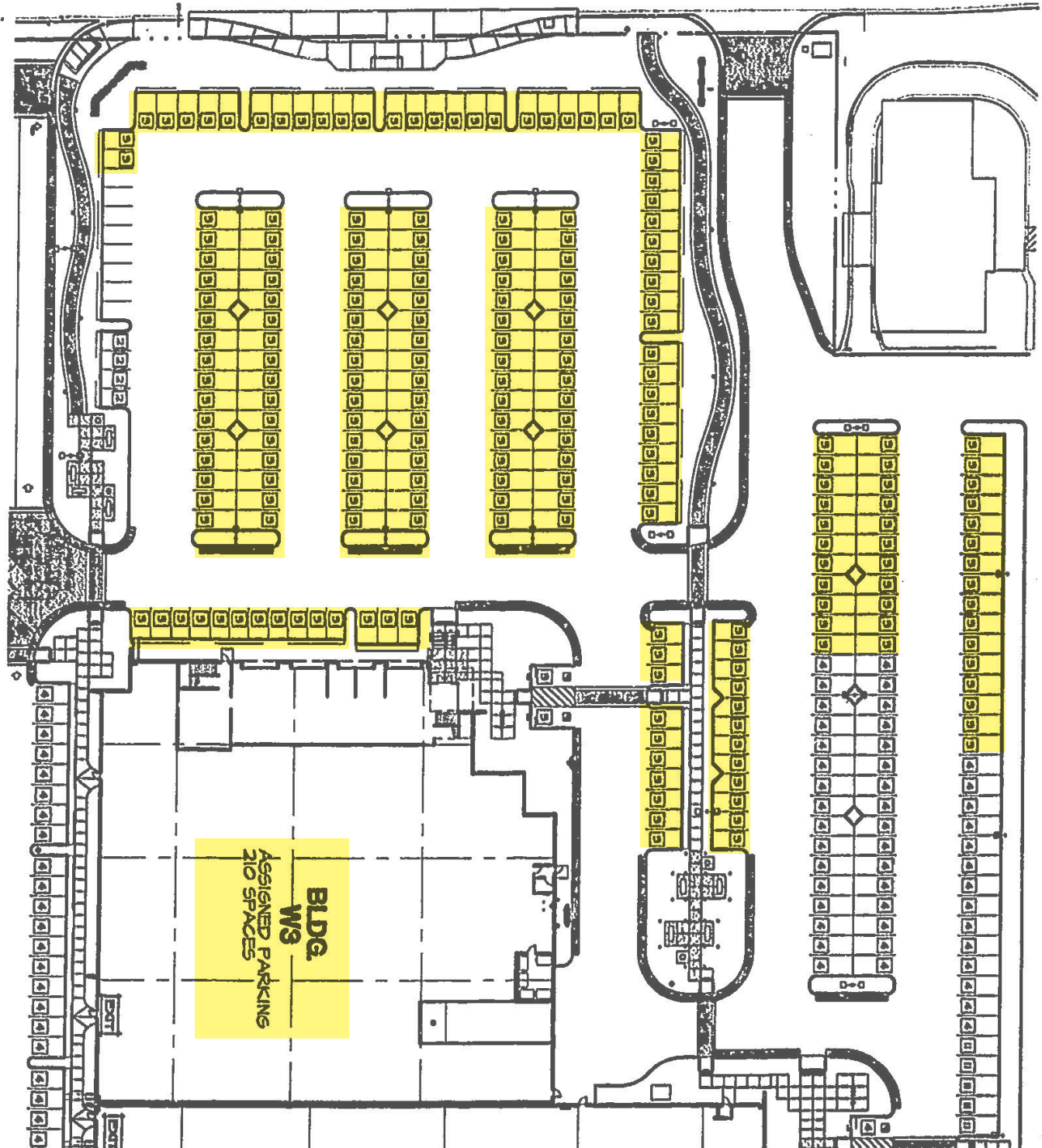




# FOR LEASE

21010 S Figueroa Street, Carson, CA 90745

## PARKING SPACES



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](http://www.lareminc.com)  
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993