



# FOR SALE

21010 S Figueroa Street, Carson, CA 90745

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

**\$13,000,000 (\$320.50/SF)**



## 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

## HIGHLIGHTS

Flex R&D/Headquarters/Showroom/Entertainment Campus

210 Car Parking Spaces

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

[Link to view photos](#)

## 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



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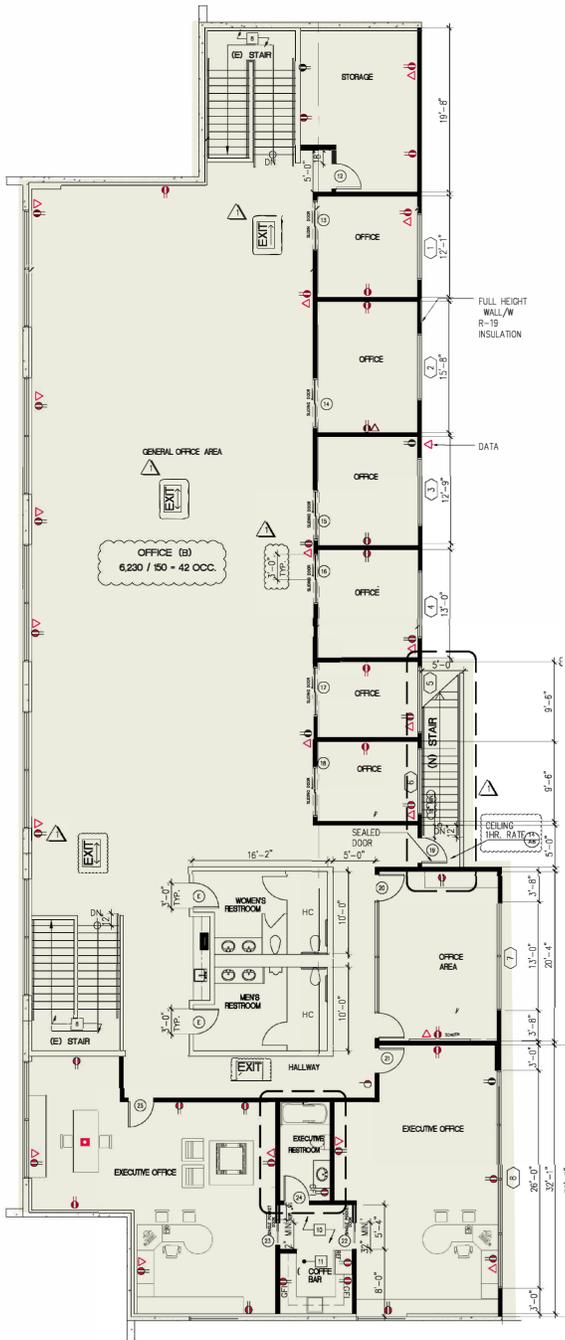




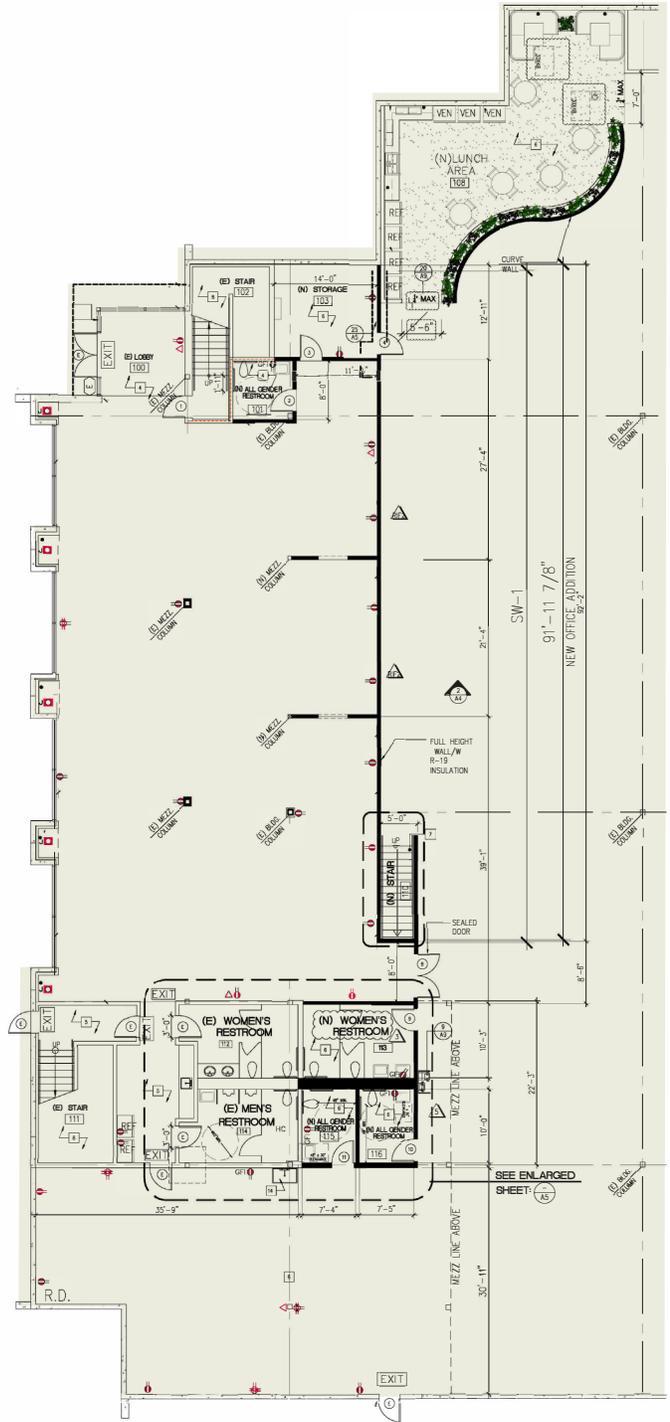
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## OFFICE FLOOR PLAN



SECOND FLOOR PLAN

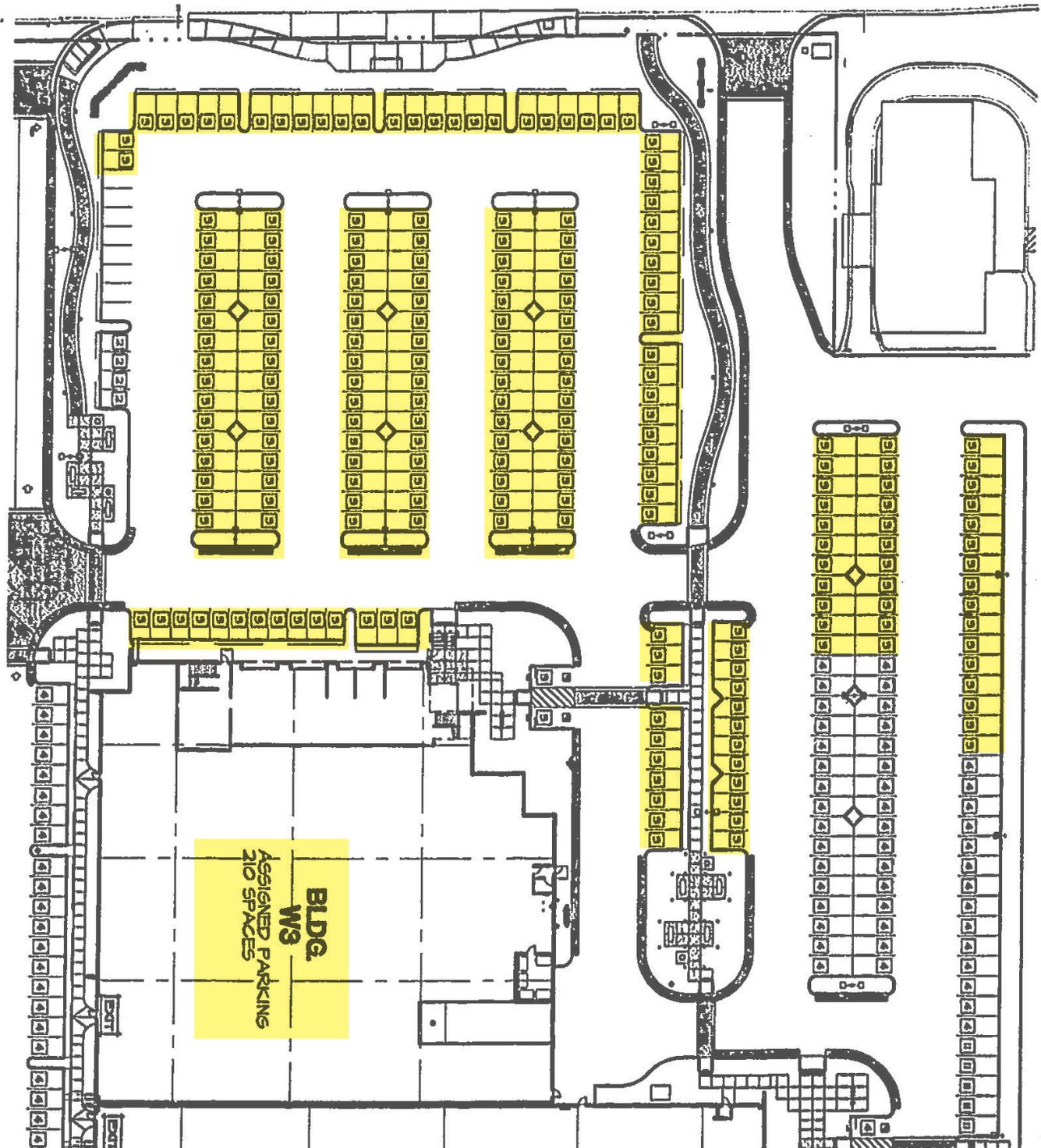


FIRST FLOOR PLAN

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**PARKING SPACES**



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