

CLASS A INDUSTRIAL FOR LEASE

18001 S MAIN ST, CARSON, CA (GARDENA P.O. 90248)



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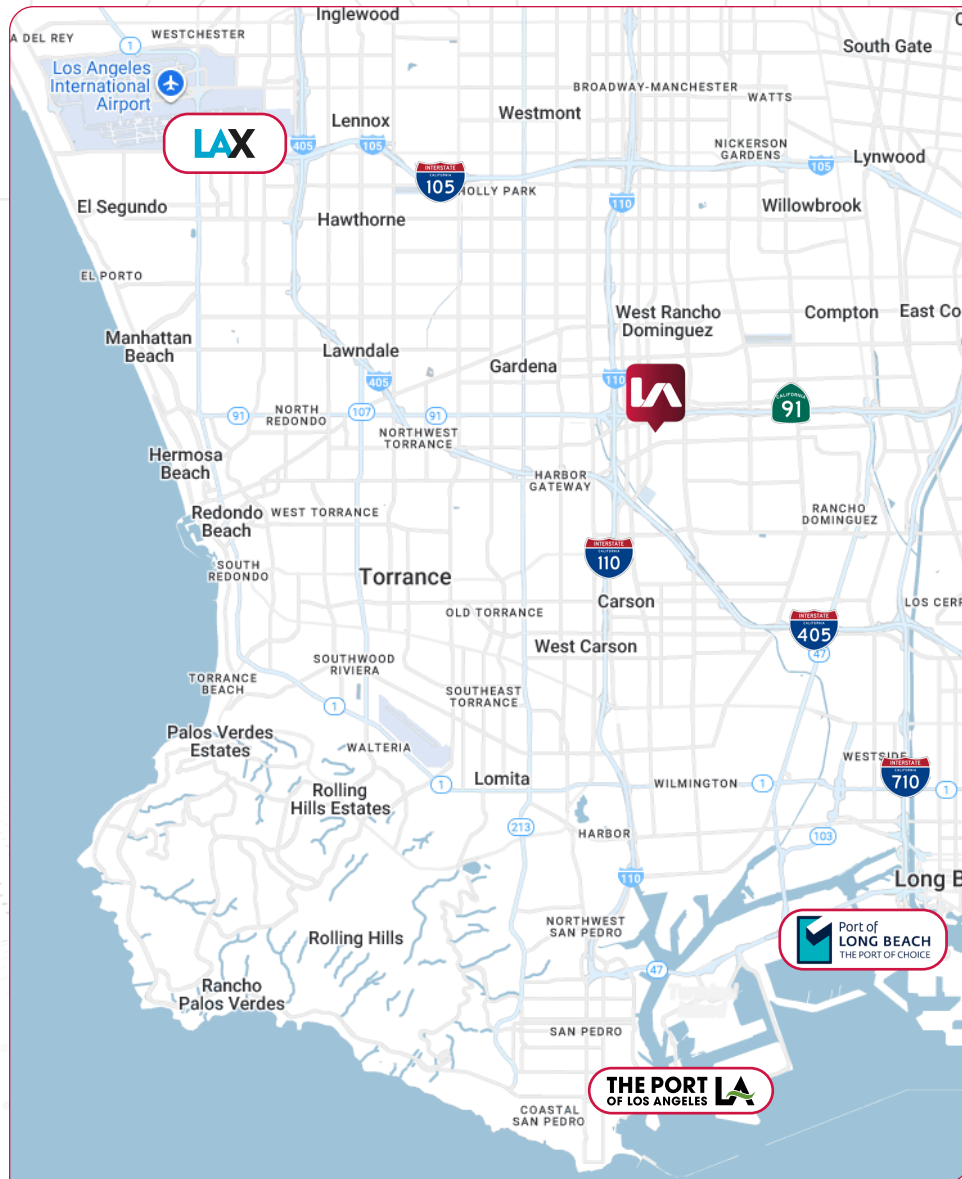
PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional opportunity to lease a $\pm 60,558$ SF Class A industrial facility located at 18001 S Main Street in Carson, California. Situated on ± 2.67 acres, this freestanding building offers a combination of modern warehouse efficiency and high-image office space in one of the most sought-after industrial markets in the South Bay.

With $\pm 8,000$ SF of dedicated two-story office, 32' minimum warehouse clearance, ESFR sprinkler system, LED lighting, and heavy power (1,200 amps, 480/277v 3-phase, 4-wire), the property is designed to meet the needs of manufacturing, distribution, and logistics users alike. Its proximity to the Ports of Los Angeles and Long Beach, along with direct freeway access to the I-405 and I-110, provides unmatched regional and global connectivity.

OFFERING SUMMARY

Building Size	$\pm 60,558$ SF
Land Area	± 2.67 Acres ($\pm 116,269$ SF)
Office Area	$\pm 8,000$ SF (Two-Story)
Power	1,200 Amps, 480/277v, 3-Phase, 4-Wire
Clear Height	32' Minimum
Loading	6 Dock-High Loading Doors with 35,000 lb Dock Levelers
Parking	70 Stalls
Zoning	Heavy Manufacturing (M2-1)
Asking Rate	TBD
Occupancy	Available Now



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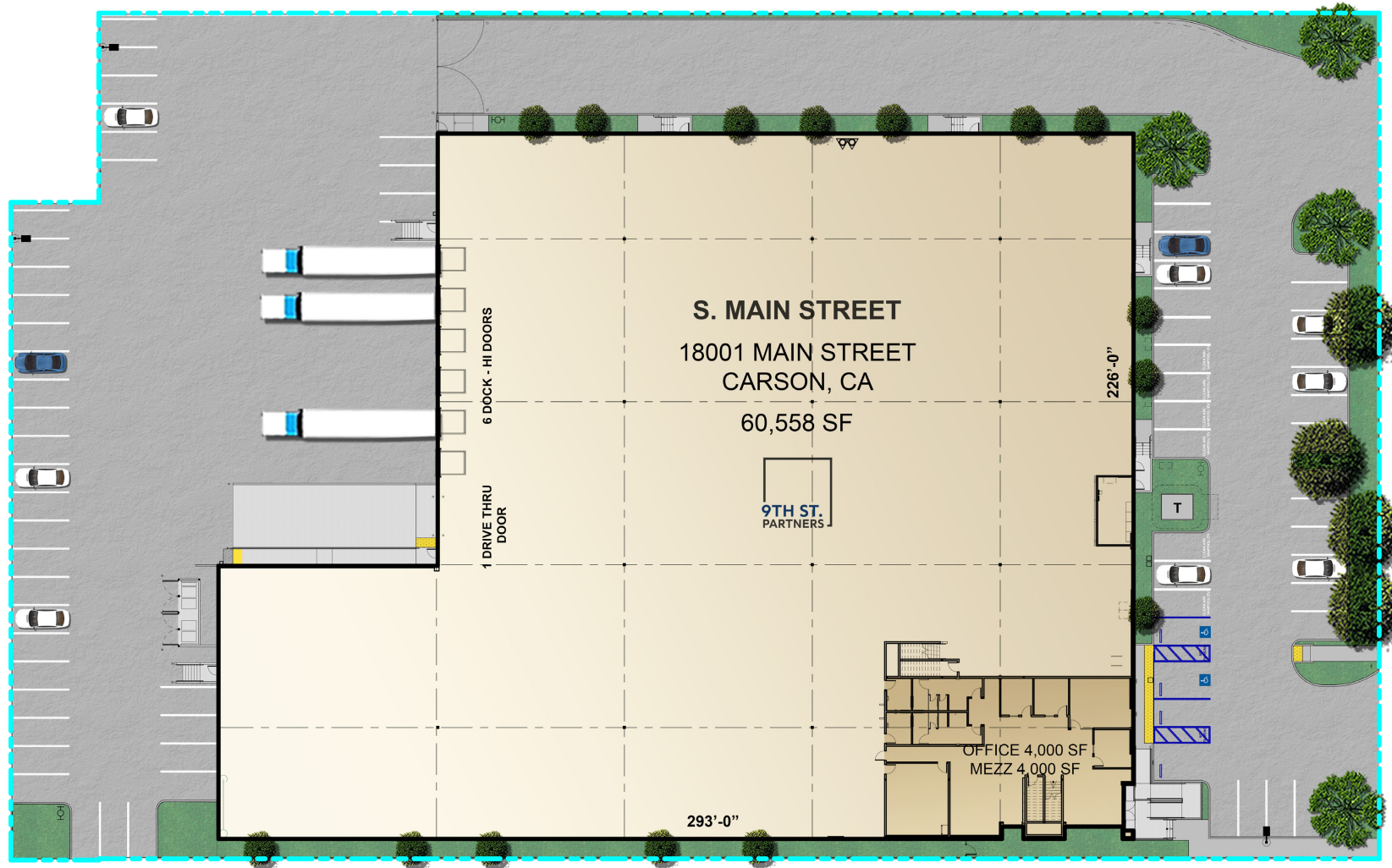
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