



CLASS A INDUSTRIAL FOR LEASE

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



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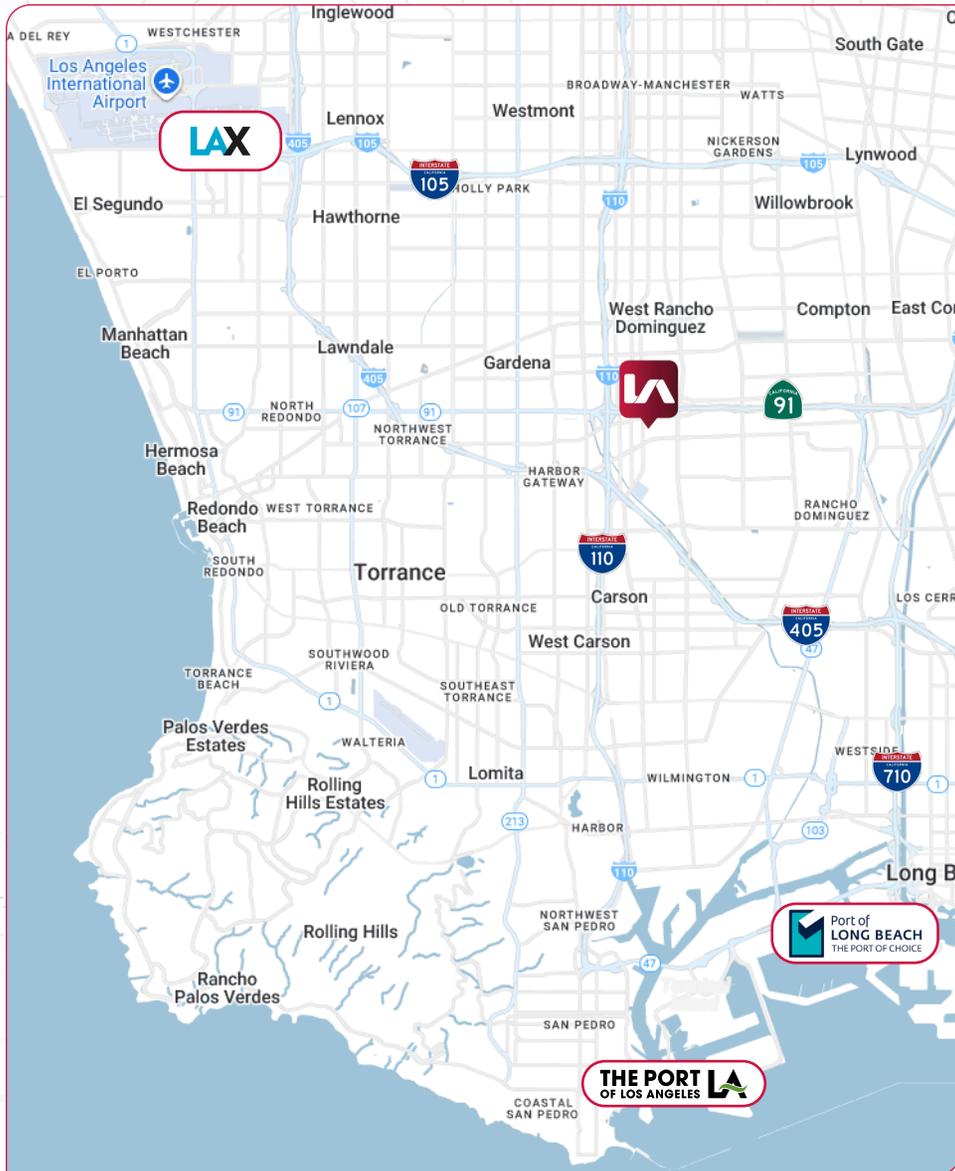


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PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional opportunity to lease a ±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 ±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 | ±60,558 SF |
| Land Area | ±2.67 Acres (±116,269 SF) |
| Office Area | ±8,000 SF (Two-Story) |
| Power | 2,000 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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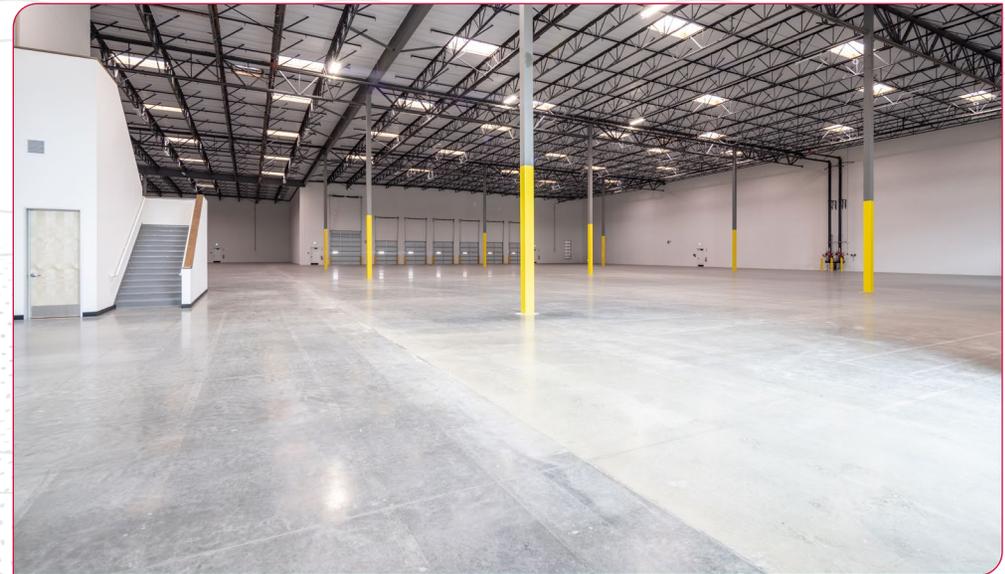
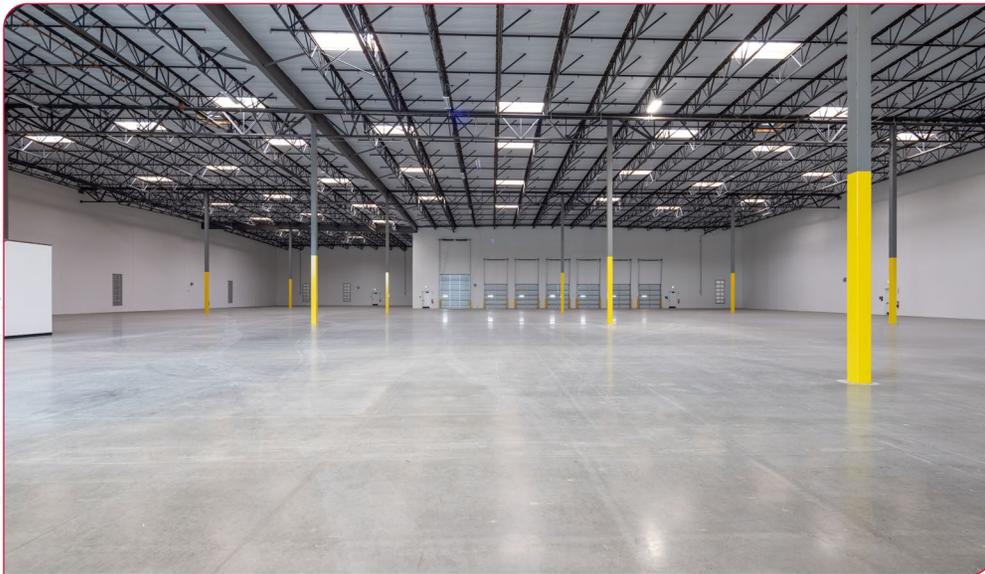
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