



Address: 17907 S Figueroa St, Los Angeles, CA 90248
Cross Streets: S Figueroa St/Victoria St

Premier Low Coverage Site
 Fenced, Lighted, Secure Concrete Yard
 76,468 SF Building w/ 19 DH Positions
 New Construction w/ LEED Gold Certification
 Seamless Connectivity to Major Ports & LAX

Lease Rate/Mo:	Negotiable	Available Acres:	5.07 Ac	Gas:	Specific Use: Industrial
Lease Rate/SF:	TBD	Available SF:	221,055 SF	Water:	Zoning: M1
Lease Type:	Net / Op. Ex: \$0.20	Building SF:	76,468 SF	Sewer:	Rail Service: No
Lease Terms:	5 Years	Yard:	Fenced / Paved	Electric:	Market Area: Carson/Compton
Sale Price/SF:	NFS			Fiber:	APN: 7339-008-037
Sale Price:	NFS				

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](#), [Tyler Rollemo 310-329-9000](#), [Patrick Granger 310-863-8071](#), [Mark Granger 310-323-1550](#)

Listing #: 66f60c9812093e306c10bfea

Listing Date: 09/26/2024

FTCF: CB300N000S000

Notes: OpEx: \$.20/SF. Class A Building. 7,634 SF of two story office. 7 EV charging stalls with room for expansion. First-class finishes throughout. Co-listed with Mark Granger and Patrick Granger at Granger Co. Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

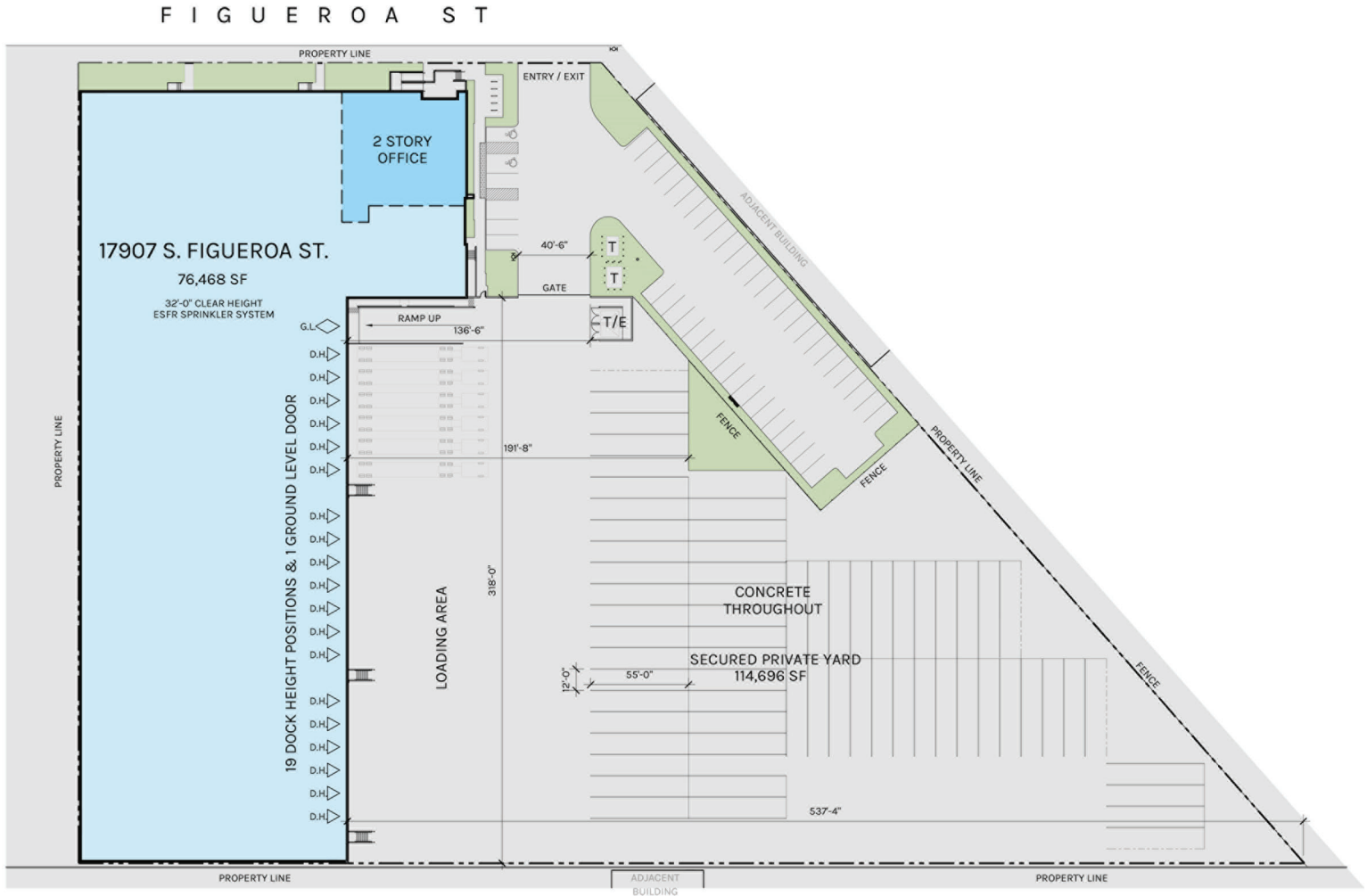
310.329.9000





SITE PLAN

LAND PROPERTY FOR LEASE



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

KLABIN

A member of the CORFAC International network

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