

# PORTSIDE LOGISTICS CENTER

2136, 2226, 2218 E 223rd St, Carson, CA 90810  
±134,114 SF | ±97,338 SF | ±61,641 SF (±293,093 SF)



Class A New  
Construction



32' Clear



50 Dock  
Positions



7 Miles to  
World Ports of  
Los Angeles / Long Beach



16 Miles to LAX  
(Los Angeles  
International Airport)

 PANATTONI

**CBRE**

# Property Information

NEW CLASS A CONSTRUCTION  
THREE BUILDING COMPOUND

<b>Buildings:</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Combined</b>
	2136 E 223rd	2226 E 223rd	2218 E 223rd	Bldg. A, B, & C
Building Area	±134,114 SF	±97,338 SF	±61,641 SF	±293,093 SF
Office Area	±11,007 SF	±11,007 SF	±7,004 SF	±29,018 SF
Ceiling Clearance	32'	32'	32'	32'
Dock High Positions	23	15	12	50
Power	2,000 AMPS	1,200 AMPS	1,200 AMPS	4,400 AMPS
Truck Yard	134'	188' (shared)	188' (shared)	—
Sprinkler System	ESFR	ESFR	ESFR	ESFR



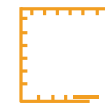
Clear Height:  
32'



Sprinkler System:  
ESFR



Power:  
Heavy Power

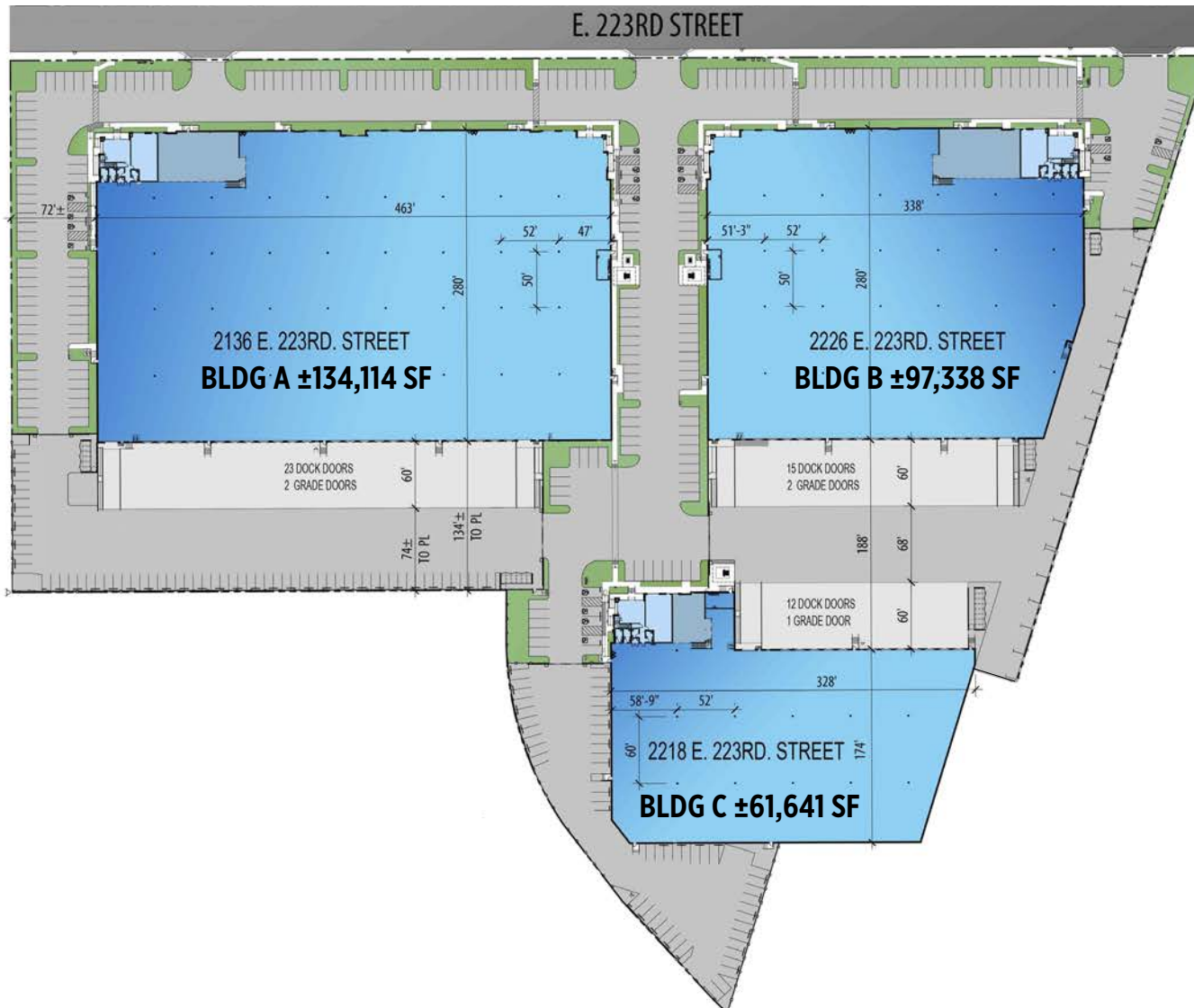


Fenced Facility:  
Secured Truck Yards



Car Parking:  
381 Spaces (1:3:1)

# Property Features & Site Plan



## Features

- Class A New Construction
- Excellent Supply Chain Solution
- Three Building Compound
- High Clear Height for Maximum Cubic Capacity
- 16 Miles to LAX
- Immediate Access to 405 Fwy
- ESFR Sprinklers
- 4,400 Amps
- Secured Truck Yards

# Building A

## 2136 E 223rd St



**Building Area:**  
±134,114 SF



**Office SF:**  
±11,007 SF



**Clear Height:**  
32' Minimum



**Truck Positions:**  
23 Dock High Door Positions



**Ground Level Positions:**  
2 Ground Level Doors



**Power:**  
2,000 Amps,  
277/480 Volts



**Sprinkler System:**  
ESFR



**Car Parking:**  
206 Spaces

# Building B

## 2226 E 223rd St



**Building Area:**  
±97,338SF



**Office SF:**  
±11,007 SF



**Clear Height:**  
32' Minimum



**Truck Positions:**  
15 Dock High Door Positions



**Ground Level Positions:**  
2 Ground Level Doors



**Power:**  
1,200 Amps,  
277/480 Volts,  
3 Phase, 4 Wire



**Sprinkler System:**  
ESFR



**Car Parking:**  
98 Spaces

# Building C

## 2218 E 223rd St



**Building Area:**  
±61,641 SF



**Office SF:**  
±7,004 SF



**Clear Height:**  
32' Minimum



**Truck Positions:**  
12 Dock High Door Positions



**Ground Level Positions:**  
1 Ground Level Door



**Power:**  
1,200 Amps,  
277/480 Volts,  
3 Phase, 4 Wire

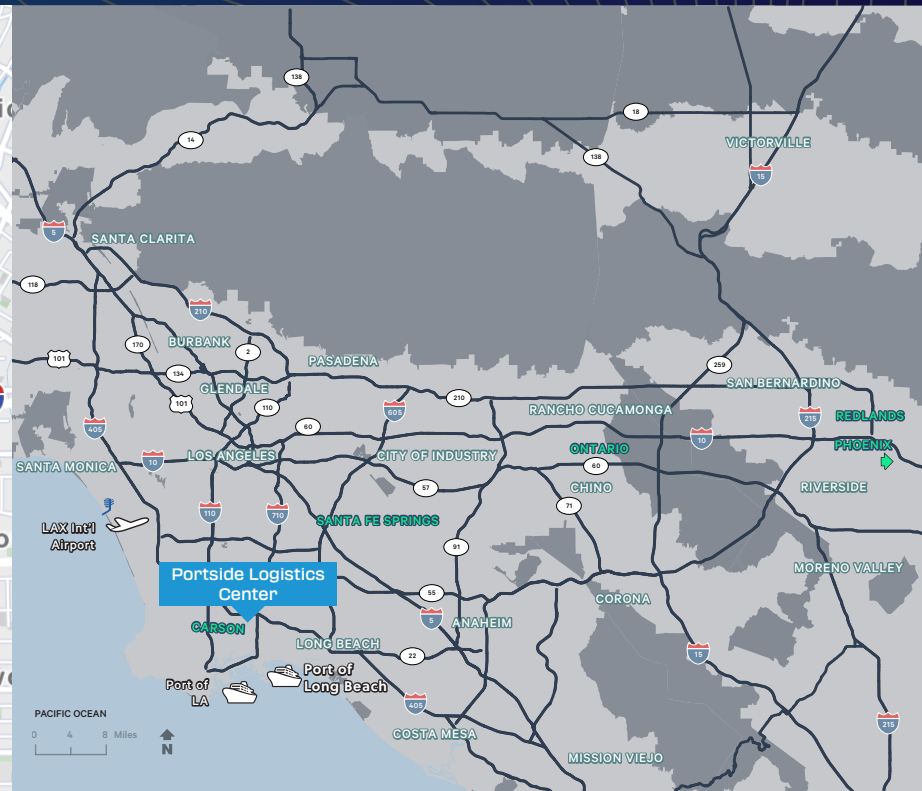


**Sprinkler System:**  
ESFR



**Car Parking:**  
77 Spaces

# Location Map & Drayage Map



## REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

SUBMARKET	Cost Per Container (From LA/LB Port)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)
CARSON	\$622	\$0
SANTA FE SPRINGS	\$742	\$120
ONTARIO	\$825	\$203
REDLANDS	\$939	\$317
PHOENIX	\$2,677	\$2,055

Source: Drayage cost estimates provided by WCL Consulting, 2024



E 223rd ST



**16 Miles**

Los Angeles  
International Airport



**7 Miles**

Ports of Los Angeles  
and Long Beach

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