

Address: **Cross Streets:** 

## 2677 E El Presidio St, Carson, CA 90810 Santa Fe Ave/E El Presidio St

Sublease Through 4/30/2028 4 Truck High Positions Fenced Yard Racking Included Fully Demised by Chain Link Fence

Lease Rate/Mo: \$26.334 \$1.36 Lease Rate/SF: **Industrial Gross** Lease Type: 19,363 SF Available SF: 19,363 SF Minimum SF: Prop Lot Size: P0L Sublease Through 4/30/2028 Term:

Sale Price:

NFS Sale Price/SF: Taxes:

Agents:

Yard: Fenced

Zoning: MH Sprinklered: Yes Clear Height: 22' GL Doors/Dim: 1 DH Doors/Dim: A: 400 V: 277/480 O: W: **Construction Type:** TILT UP

Const Status/Year Blt: Existing / 1973

Whse HVAC:

Parking Spaces: 12 / Ratio: 0.6:1 **Rail Service:** 

Warehouse/Distribution Specific Use:

Office SF / #: 2.448 SF / 3

Restrooms: Office HVAC: Heat & AC 0 SF Finished Ofc Mezz: Include In Available: No Unfinished Mezz: 0 SF Include In Available: No Possession: Now Vacant: Nο

To Show: Call broker Carson/Compton Market/Submarket: 7306-023-059 APN#:

**Listing Company:** The Klabin Company

Matt Stringfellow 310-329-9000, Scott Andersen 310-329-9000

FTCF: CB300N000S000/AOAA Listing #: **Listing Date:** 09/12/2025

Can sublease all or just a portion of the space. Sublessee to verify all information contained herein. Notes:

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. stratements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



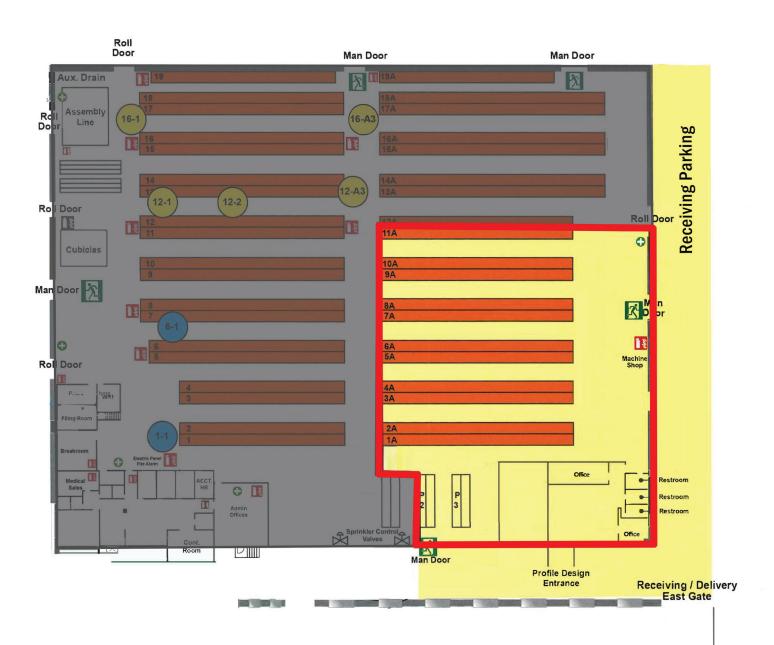
## **KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100 TORRANCE, CA 90502 DRE 00824993

310.329.9000









## SCOTT ANDERSEN Senior Associate

Senior Associate 310.329.9000 X1242 scotta@klabin.com Lic. 02070384