



**Address:** 2677 E El Presidio St, Carson, CA 90810  
**Cross Streets:** Santa Fe Ave/E El Presidio St

Newly Refurbished Office  
 In-Rack Sprinklers Included  
 6 Truck High Positions  
 Fenced Yard  
 Demised Office and Warehouse

<b>Lease Rate/Mo:</b>	\$47,460	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,448 SF / 3
<b>Lease Rate/SF:</b>	\$1.50	<b>Clear Height:</b>	22'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	31,640 SF	<b>DH Doors/Dim:</b>	6	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	18,324 SF	<b>A: 400 V: 277/480 0: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1973	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 12 / Ratio:</b>	0.4:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$64,324 / 2023	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	MH			<b>APN#:</b>	7306023059

**Listing Company:** The Klabin Company

**Agents:** [Nicholas Buss 310-329-9000](#), [Todd Taugner 310-329-9000](#), [Frank Schulz 310-329-9000](#)

**Listing #:** 40427566

**Listing Date:** 05/22/2024

**FTCF:** CB250N000S000

**Notes:** Demised and exclusive warehouse and office. Offices are newly renovated. Lessee to verify all information contained herein.



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