

Address: **Cross Streets:**

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

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

Lease Rate/Mo: \$47,460 Lease Rate/SF: \$1.50 Lease Type: Gross Available SF: 31,640 SF Minimum SF: 18.324 SF P₀L **Prop Lot Size:**

Term: Acceptable to Owner

NFS Sale Price: NFS Sale Price/SF:

\$64,324 / 2023 Taxes: Fenced Yard:

Zoning: MH Sprinklered: Yes Clear Height: 22' GL Doors/Dim: 1 DH Doors/Dim: 6 A: 400 V: 277/480 O: W:

Construction Type: TILT UP Const Status/Year Blt: Existing / 1973

Whse HVAC:

Parking Spaces: 12 / Ratio: 0.4:1/

Rail Service:

Specific Use: Warehouse/Distribution Office SF / #: 2,448 SF / 3

Restrooms: Office HVAC: Heat & AC Finished Ofc Mezz: 0 SF

Include In Available: No **Unfinished Mezz:** 0 SF Include In Available: No Possession: Now Vacant: Yes To Show: Call broker

Market/Submarket: Carson/Compton APN#: 7306023059

Listing Company: The Klabin Company

Agents: Nicholas Buss 310-329-9000, Todd Taugner 310-329-9000, Frank Schulz 310-329-9000

Listing Date: 05/22/2024 FTCF: CB250N000S000 Listing #:

Notes: Demised and exclusive warehouse and office. Offices are newly renovated. 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.



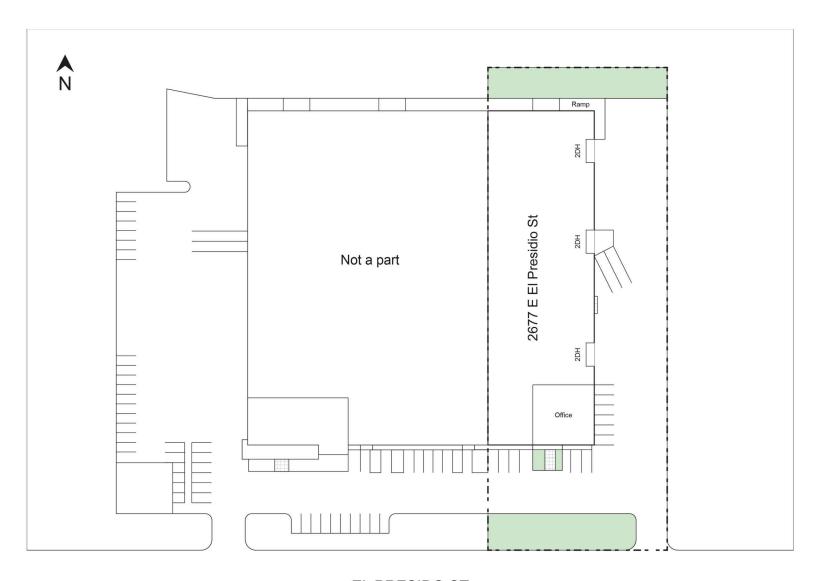
KLABIN.COM

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

310.329.9000







EL PRESIDO ST

