



FOR SALE

21010 S Figueroa Street, Carson, CA 90745

40,561 SF Industrial/Flex Building

\$13,000,000 (\$320.50/SF)



FEATURES

Available Square Footage	40,561
Land Square Footage	Part of Larger
Total Office	11,883
Parking	210
Loading	1 DH Position via Interior Well 2 GL Doors: 1 (12' x 14'); 1 (8'x10')
Minimum Ceiling Clearance	24'
Power	600A, 277-480 V, 3P, 4W
Sprinklers	.60/2500
Year Built	2002
Construction	CTU
Zoning	SP-3

ACCESSIBILITY

MILES TO

Los Angeles International Airport	9.0
Long Beach Airport	7.5
Los Angeles & Long Beach Ports (both)	5.5
Intermodal Container Transfer Facility	4.5

IMMEDIATE ACCESS TO

110 and 405 Freeways
Harbor (110) Freeway Frontage



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HIGHLIGHTS

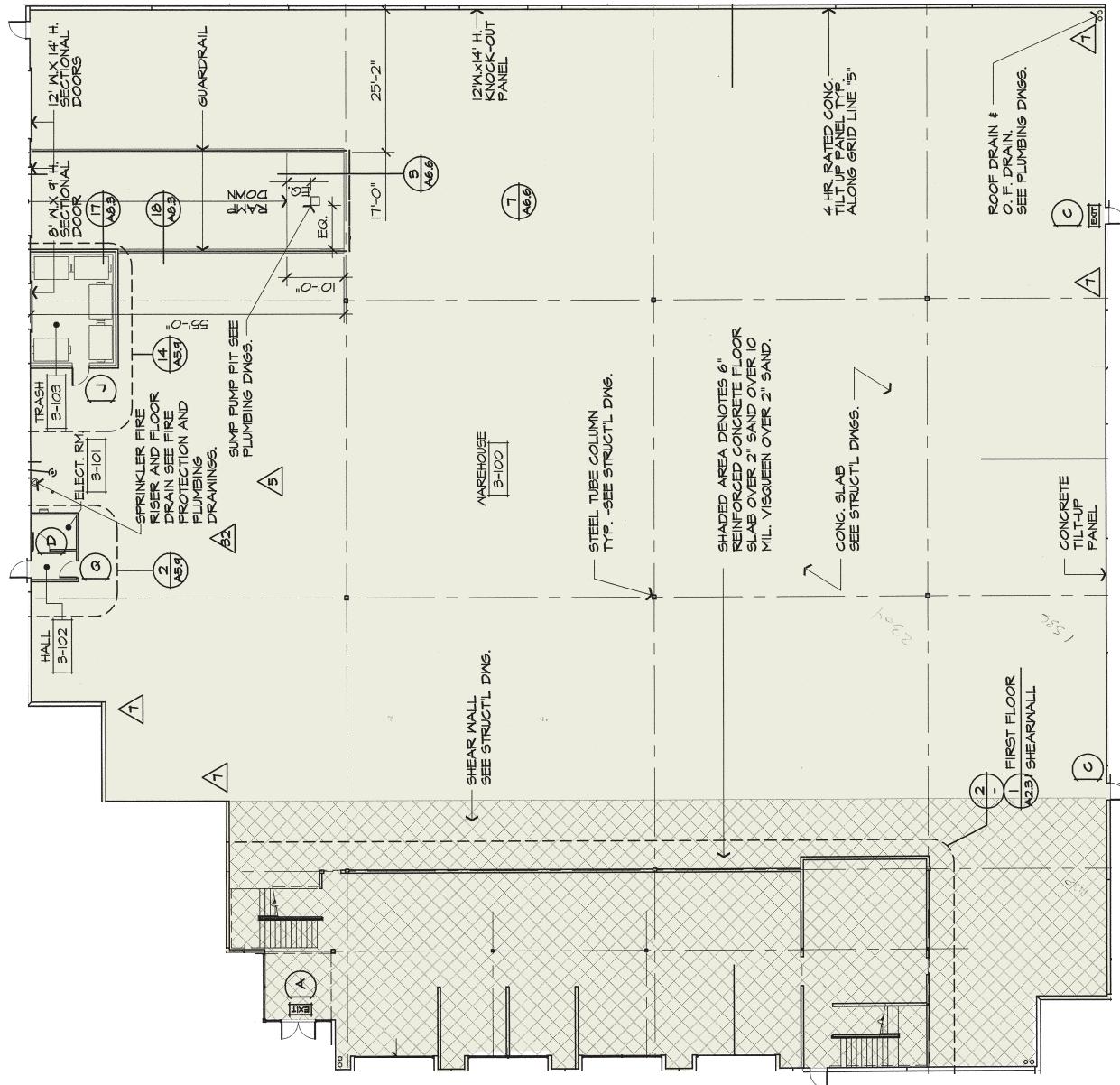
Industrial/Headquarters>Showroom/Entertainment Campus Use
210 Car Parking Spots

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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WAREHOUSE FLOOR PLAN



FIGUEROA STREET

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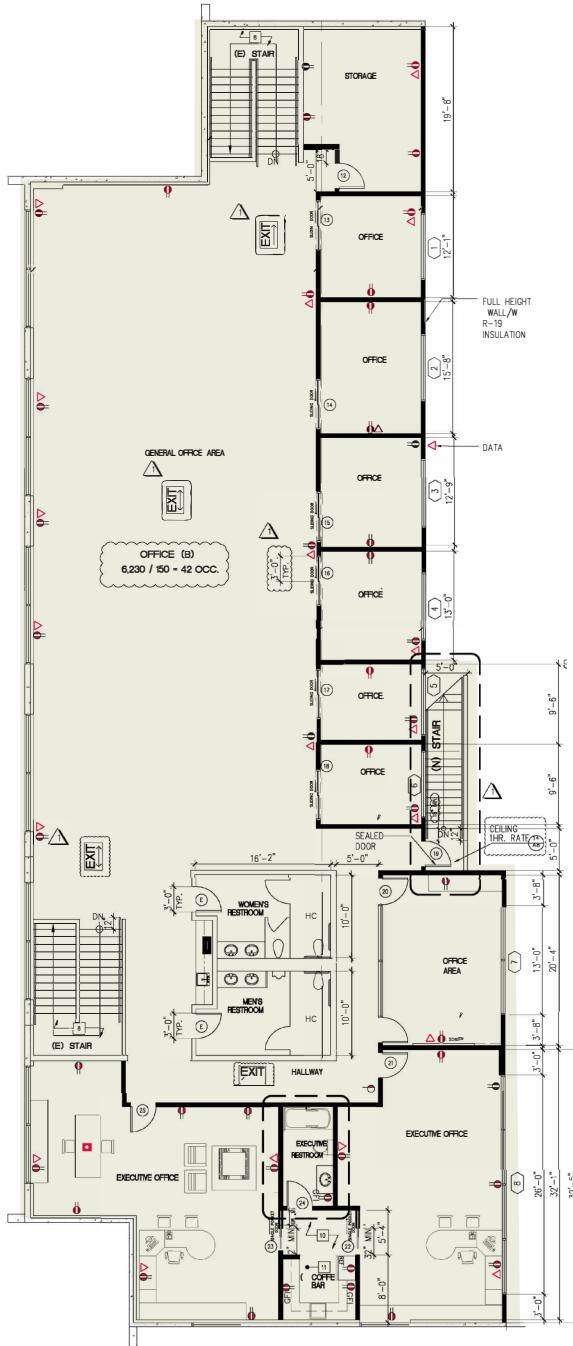
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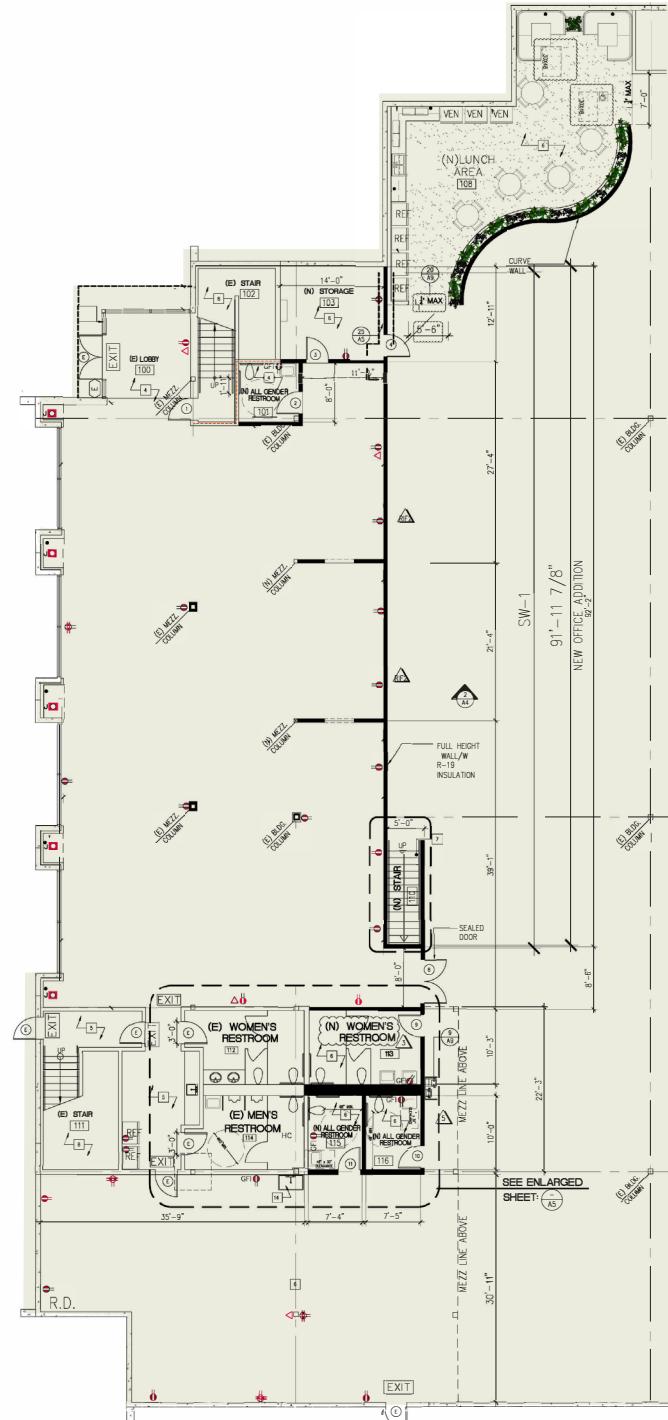
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OFFICE FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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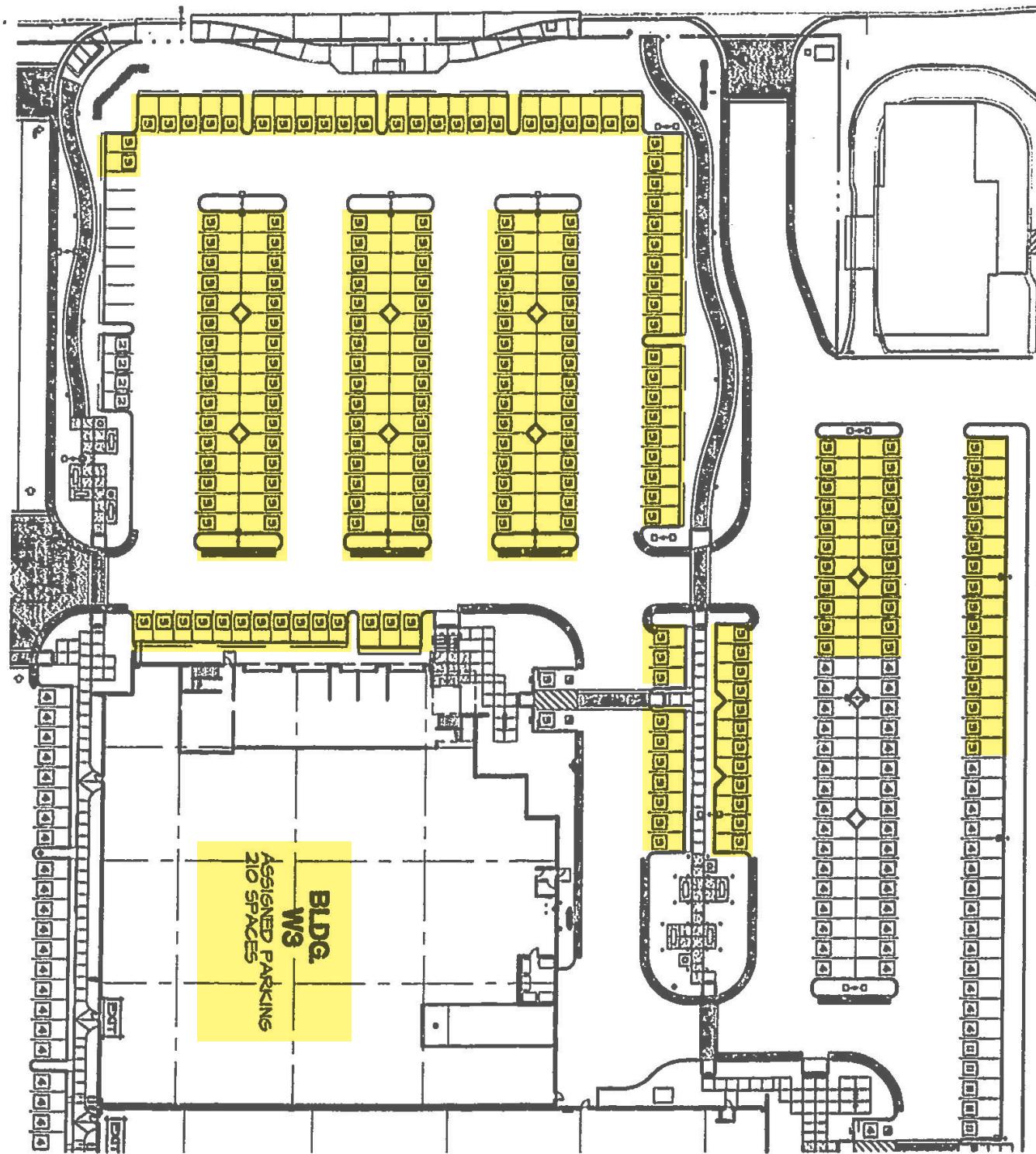
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PARKING SPACES



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