



FULLY REFURBISHED IN 2024
EXCELLENT DOCK HIGH LOADING
DRIVE-AROUND BUILDING
IMMEDIATE FREEWAY ACCESS



100,121 SF AVAILABLE FOR LEASE Q1 2025

HIGH QUALITY SOUTH BAY WAREHOUSE

800 Sandhill Avenue | Carson, CA 90746

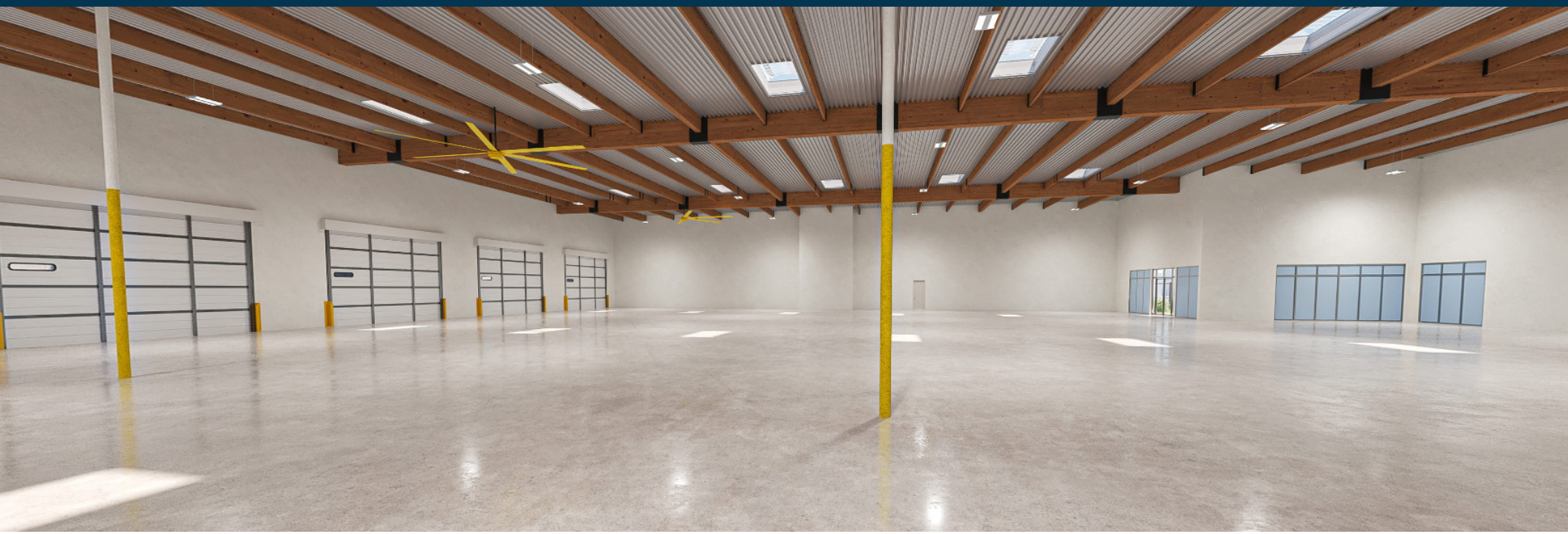


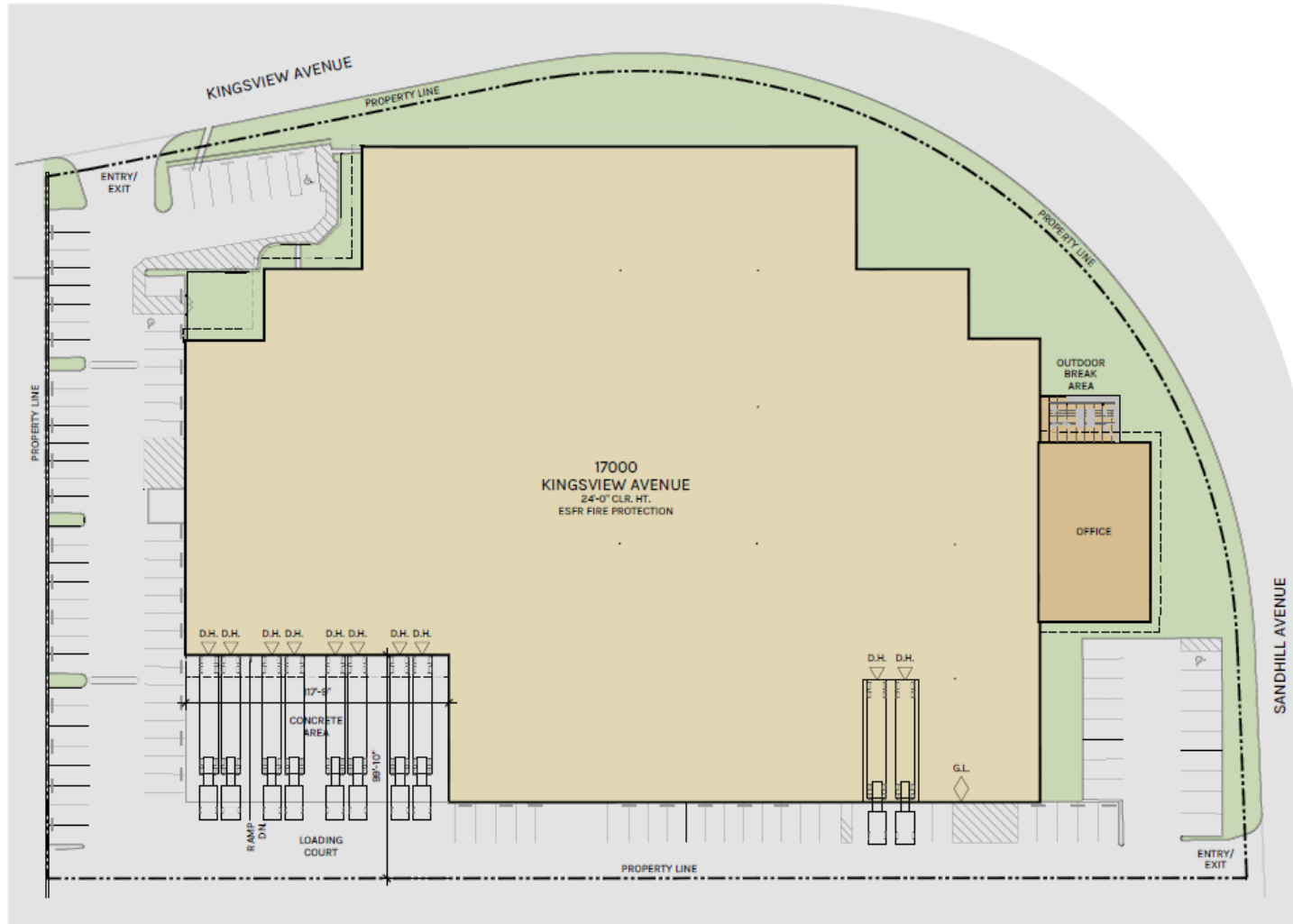


Property Highlights

- **Class A New Offices**
- **ESFR Sprinkler System**
- **Drive Around Capability**
- **Excellent 91 Freeway Access**
- **No Hours of Operation Limits**
- **First Class Remodel in 2024**
- **100,121 SF Building**
- **171,187 SF Lot**
- **4,743 SF Office**
- **24' Clearance**
- **10 Dock High Positions**
- **1 Ground Level Doors**
- **800 Amps**
- **99 Auto Parking**





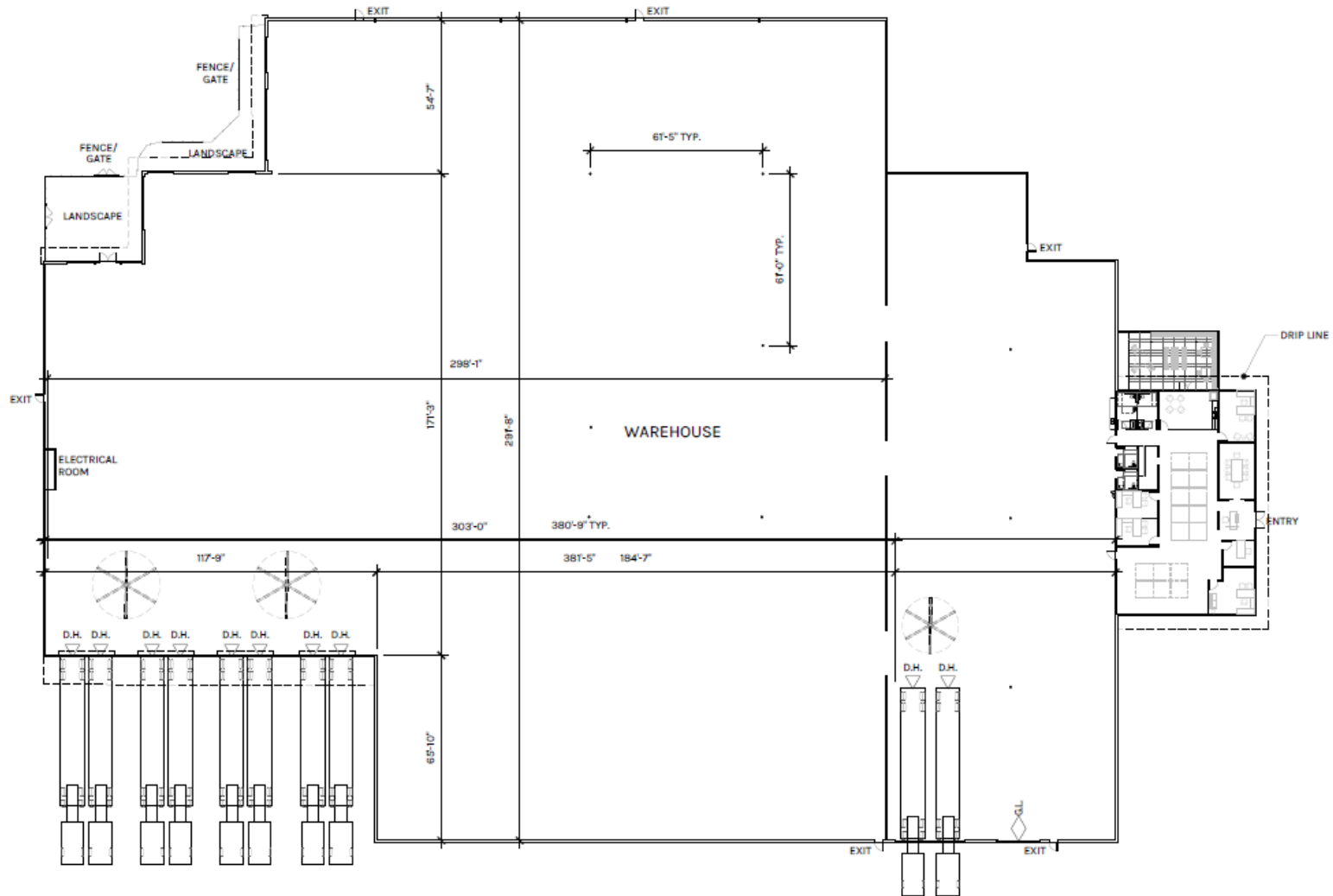


WAREHOUSE
95,378 SF

OFFICE
4,743 SF

TOTAL
100,121 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

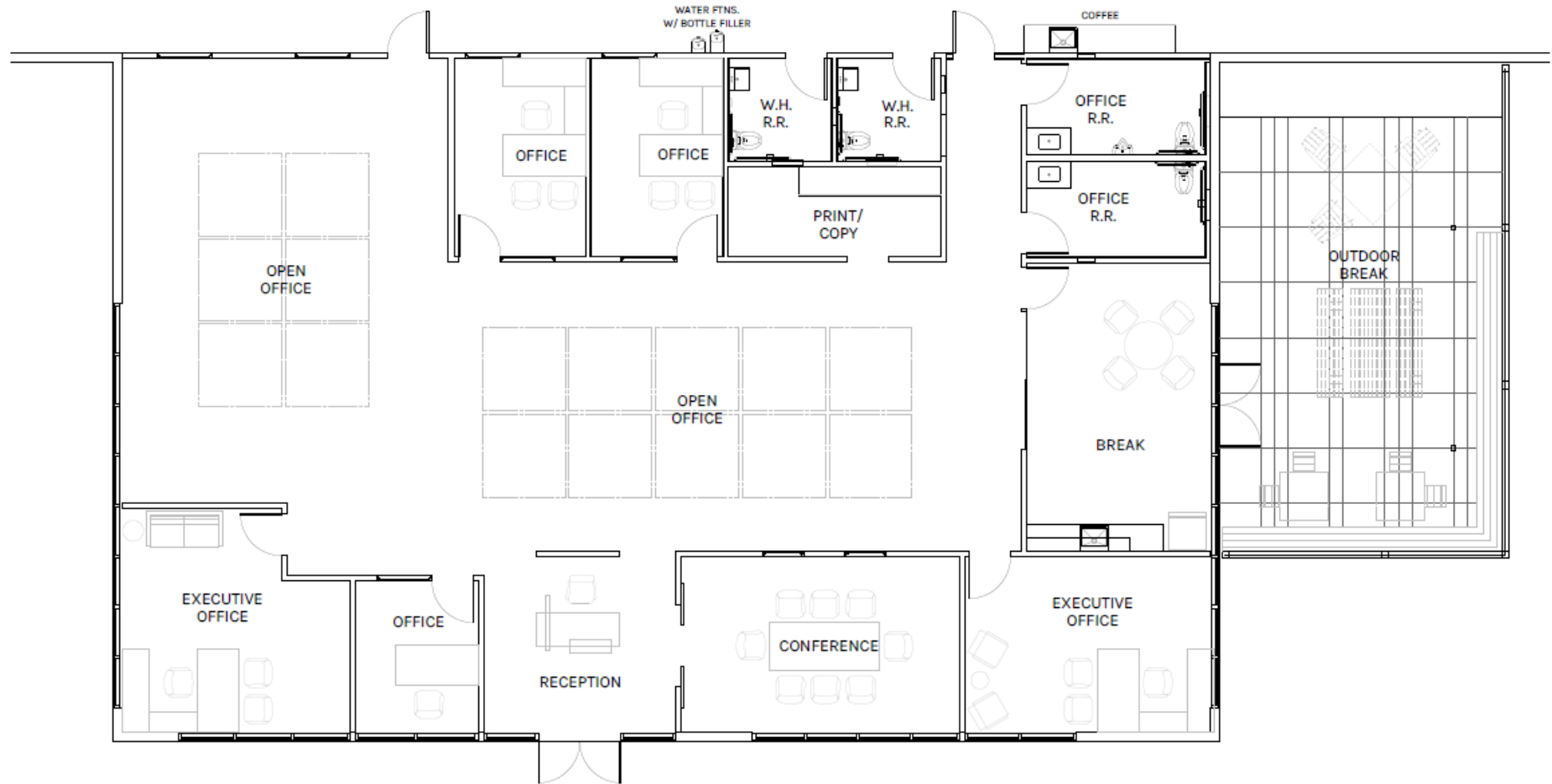


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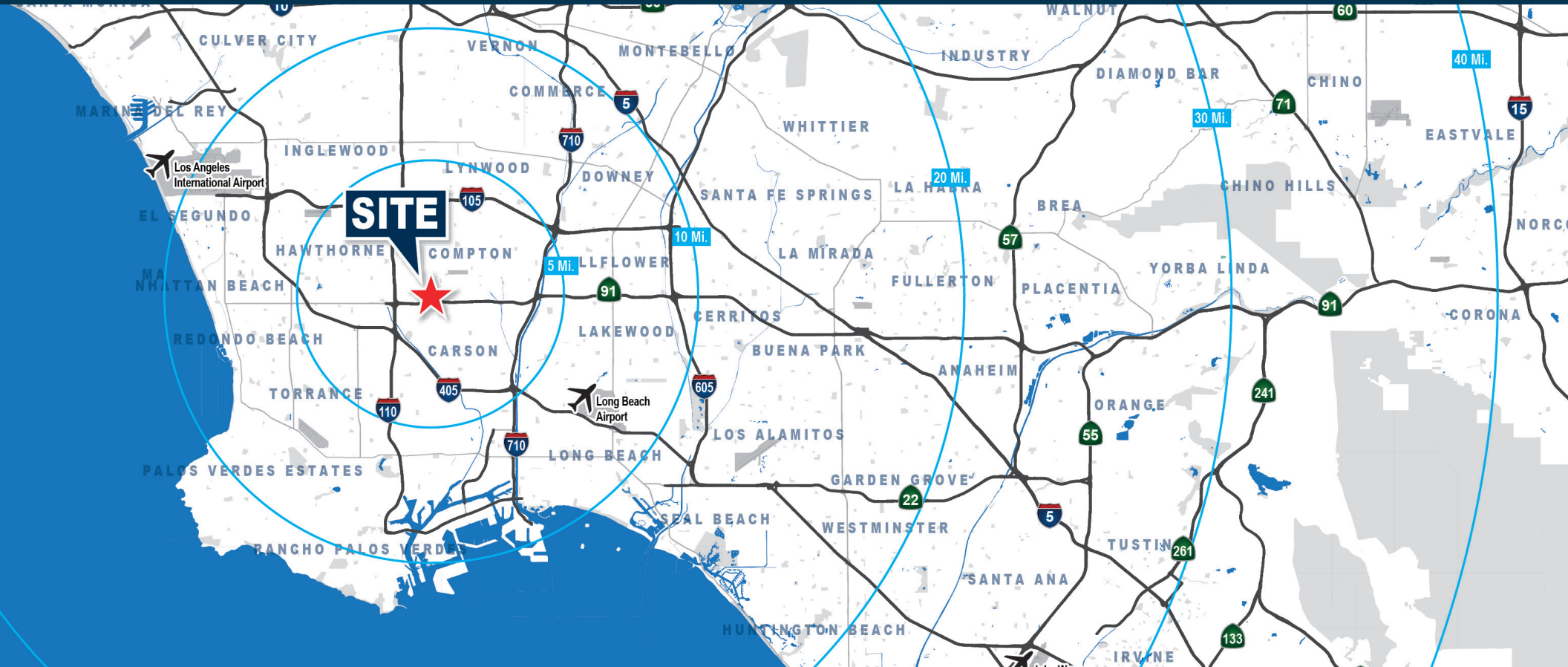


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Location Highlights

- Proximate to South Bay's deep labor pool of engineers and industrial workers
- Immediate access to 91, 110, 405, 710 and 105 Freeways
- Proximity to multiple aerospace and defense contractors
- (10) miles to the Ports of Los Angeles and Long Beach
- (12) miles to Los Angeles International Airport

0.28 Miles
to I-91

1.3 Miles
to I-110

9.1 Miles
to SpaceX

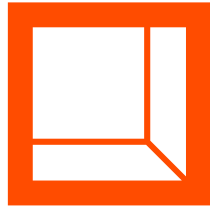
9.5 Miles
to Northrop Grumman

11.1 Miles
to Long Beach Airport

13.8 Miles
to LAX

14.2 Miles
to Ports of Long Beach and Los Angeles

15.2 Miles
to DTLA



**Rexford
Industrial**

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