

Available SF 11,762 SF

Industrial For Lease

Building Size 23,524 SF



**Address:** 20780 Leapwood Ave, Carson, CA 90746

**Cross Streets:** Leapwood Ave/E Dominguez St

POL 23,524 SF Building w/ Fenced Yard  
 Quick Access to 110 & 405 Freeway  
 Walking Distance to Southbay Pavilion Mall  
 Ample Parking Space w/ Container Loading Dock

**Lease Rate/Mo:** \$18,231  
**Lease Rate/SF:** \$1.55  
**Lease Type:** Modified Gross / Op. Ex: \$0.15  
**Available SF:** 11,762 SF  
**Minimum SF:** 11,762 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** ML-D  
**Listing Company:** Nexus Property Co  
**Agents:** [James S. Yoon 562-822-5040](mailto:jamesyoon3@gmail.com)  
**Listing #:** 44185345  
**Notes:** Call broker for commission information.

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 3  
**DH Doors/Dim:** 1  
**A: 400 V: 208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1977R19  
**Whse HVAC:**  
**Parking Spaces:** 23 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Listing Date:** 01/20/2026

**Office SF / #:** 1,650 SF / 4  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 03/01/2026  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7381-025-086

**FTCF:** CB000N000S000

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