

INDUSTRIAL / WAREHOUSE FOR LEASE

20919 South Brant Avenue

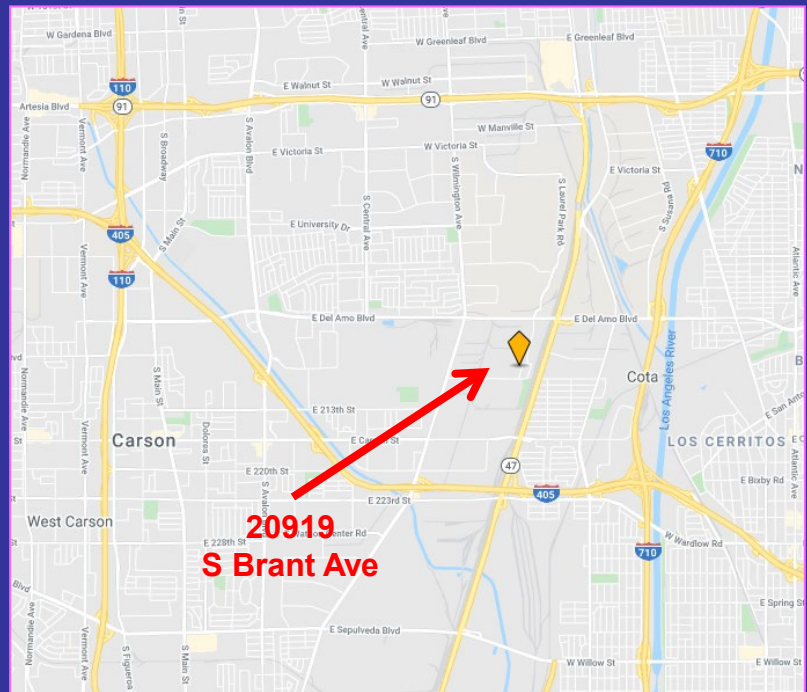
Carson, California 90810

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



*** REFURBISHED IN 2022 * 2 FENCED YARDS ***
*** FREE STANDING BUILDING ***

- ❖ Total Building SF: 3,888 SF
- ❖ Lot Size: 0.16 Acres (7,134 SF)
- ❖ Zoning: CAMH&D
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Year Built: 1969/R2022
- ❖ Ground Level Doors: 2 (10x10)
- ❖ Office Area: 531 Square Feet
- ❖ Clear Height: 12'+
- ❖ Fenced Yard: Yes
- ❖ Construction Type: Block
- ❖ Parking: 10 spaces (2.6:1)
- ❖ Yard: Concrete
- ❖ Power: 400 Amps, 120-240 Volts, 3 Phase, 4 Wire
- ❖ APN#: 7318-016-015
- ❖ Monthly Rent: \$1.35 PSF NNN (\$5,249.00)
- ❖ OPEX: Estimated at \$0.384 PSF (\$1,495.00)



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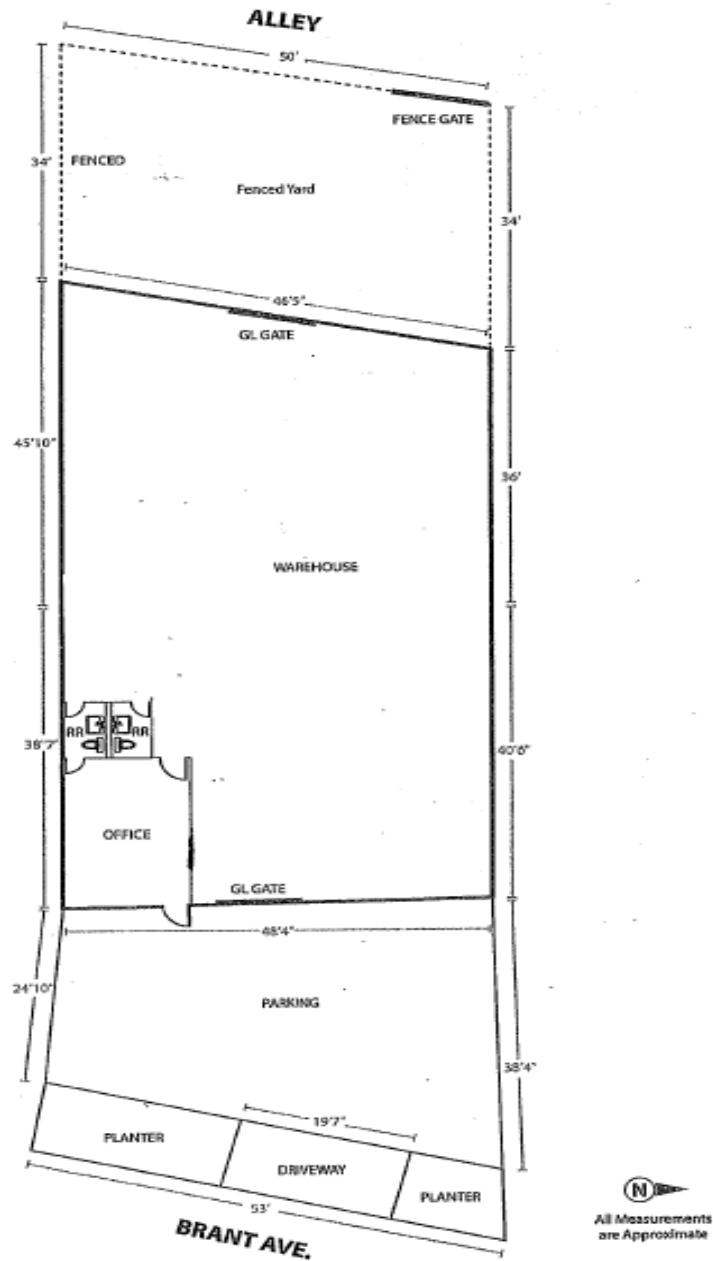
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