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WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

19603 Figueroa St, Carson





PROPERTY OVERVIEW

19603 Figueroa St

Carson, California 90745

List Price: **\$3,995,000**



For Sale or Lease

Warehouse/Flex Space In Carson

| | |
|--------------|----------------------------------|
| RSF | 15,087 SF |
| LOT SIZE | 23,216 SF |
| PRICE/SF | \$265 |
| ZONING | FLEX (VERIFY W/ THE CITY) |
| OCCUPANCY | DELIVERED VACANT |
| PARKING | 33 PARKING LOT SPACES |
| YEAR BUILT | 1970 |
| CLEAR HEIGHT | 14' |
| POWER (AMPS) | 240V 600A 3 PHASE |

- **Over \$300K in Improvements Within the Last 3 Years**
- Large Warehouse & Flex Space in Carson
- Traffic Count: 12,678 Cars Per Day at S Figueroa & W Francisco St
- Located Right Off of the 405 On-Ramp From the 110
- Newly Resealed Roof w/ Silicone
- LED Lighting Installed + Skylights to Help Illuminate Work Area & Floor-to-Ceiling Windows w/ Roll-Up Security Blinds
- Large Parking Lot w/ (3) Gate Entrances and Easy Access for a Variety of Uses | (8) Foot Permitted Gates on the Premises
- Includes 2 Separate Large Workshop Areas, (3) Bathrooms, Fully Remodeled Kitchen/Break Room, And (2) Separate Areas to be Used as Private Offices OR Conference Room
- Delivered Vacant | Perfect Owner-User Opportunity
- Recently Rezoned by the City as FLEX



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19603 Figueroa St

Carson, California 90745

For Sale or Lease

Warehouse/Flex Space In Carson

| | |
|------------|------------------------------------|
| RSF | 6,000-9000 SF |
| LOT SIZE | 23,216 SF |
| ZONING | FLEX (VERIFY W/ THE CITY) |
| OCCUPANCY | 1/2 OF THE BUILDING |
| TERM | NEGOTIABLE |
| PARKING | UP TO 33 PARKING LOT SPACES |
| YEAR BUILT | 1970 |

- ½ of the Warehouse is Available For Lease
- Warehouse is Able to be Sectioned off Depending on the Needs of the Tenant
- Parking Lot Access on Both Sides is Negotiable - Plenty of Parking is Available
- Traffic Count: 12,678 Cars Per Day at S Figueroa & W Francisco St
- Located Right Off of the 405 On-Ramp From the 110

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Warehouse/Flex Space In Carson

19603 Figueroa St is a 15,087 SF warehouse and flex space offering a strong opportunity for an owner-user or value-add investor. Situated on a 23,216 SF lot, the property has been recently rezoned as FLEX by the City of Carson (buyer to verify), allowing for a variety of potential business uses.

Over \$300,000 in capital improvements have been completed within the past three years, including a resealed roof with silicone coating, new LED lighting, and the installation of floor-to-ceiling windows with roll-up blinds. Skylights throughout the workspace provide natural light and enhance functionality.

The building features 240V/600A 3 Phase three phase electrical, two large workshop areas, three bathrooms, one shower, a kitchen and break area, and two private offices or conference rooms. Clear height ceilings of approximately 14 feet allow for flexible industrial use. The site includes 33 on-site parking spaces, three gated access points, and 8-foot perimeter fencing.

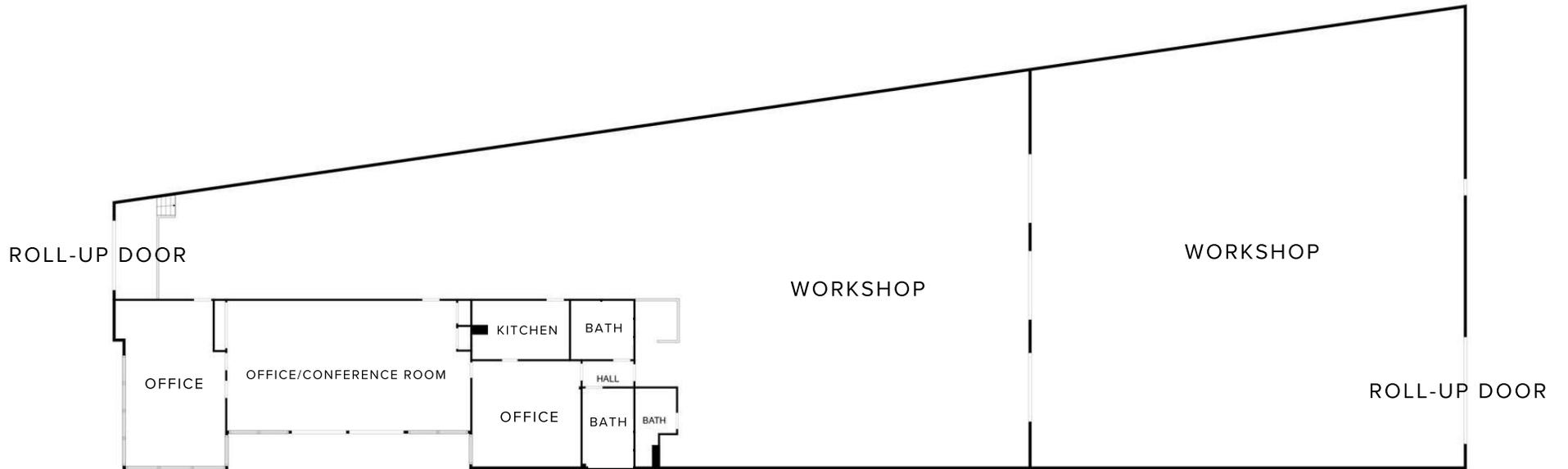
Strategically located just off the 405 on-ramp from the 110 freeway, the property benefits from strong accessibility and visibility, with approximately 12,678 vehicles per day at S. Figueroa and W. Francisco St.

Delivered vacant, this asset presents a flexible footprint with upside potential in a supply-constrained Carson market.





FLOOR PLAN



For Sale or Lease

Warehouse/Flex Space In Carson



Warehouse/Flex Space In Carson

Zoning Information

L. Flex (FLX)

The Flex Mixed-use District promotes the development of commercial and light-industrial uses on sites previously zoned and used for manufacturing and industrial activity and leverage the zone's proximity to the regional transportation network.

1. Flexible use regulations that provide for development of a variety of commercial and light industrial uses by right subject to compliance with prescriptive standards to ensure that projects do not adversely affect neighboring development,
2. Prescriptive standards and requirements to ensure that permitted uses are designed to enhance the appearance of the FLX District and adjacent development,
3. Performance standards to avoid or minimize traffic, air quality, noise or other impacts that would discourage investment, interfere with surrounding business and potential harm employees and residents within and around the FLX District,
4. Residential uses are not permitted in the FLX District except on the sites included in the housing site inventory in the Housing Element and on the property located at the northwest corner of University Drive and Wilmington Avenue, subject to specific conditions and requirements. The sites are identified in the Carson General Plan's Housing Element 2021-2029 and shown in Figure 9212.2, Flex District Housing Development Sites.



SALES & RENT COMPARABLES

SALES COMPARABLES

19105 S Figueroa St, Gardena



| | |
|-------------|-------------|
| PRICE: | \$4,550,000 |
| SF: | 18,095 |
| SALE DATE: | 4/4/2023 |
| YEAR BUILT: | 1986 |
| PRICE/SF | \$251.45 |

19751 S Figueroa St, Gardena



| | |
|-------------|-------------|
| PRICE: | \$6,590,800 |
| SF: | 16,477 |
| SALE DATE: | 7/27/2022 |
| YEAR BUILT: | 1971 |
| PRICE/SF | \$400.00 |

21160 S Figueroa St, Gardena



| | |
|-------------|--------------|
| PRICE: | \$11,550,000 |
| SF: | 30,007 |
| SALE DATE: | 10/31/2023 |
| YEAR BUILT: | 2002 |
| PRICE/SF | \$384.91 |

RENT COMPARABLES

1533-1543 E Del Amo Blvd



| | |
|-------------|-------------|
| PRICE: | \$1.6/SF/MO |
| SF: | 17,666 |
| SIGN DATE: | NOV 2023 |
| LEASE TERM: | 5 YEARS |

1048 E Burgrove St



| | |
|-------------|--------------|
| PRICE: | \$1.85/SF/MO |
| SF: | 53,474 |
| SIGN DATE: | SEP 2023 |
| LEASE TERM: | 5 YEARS |

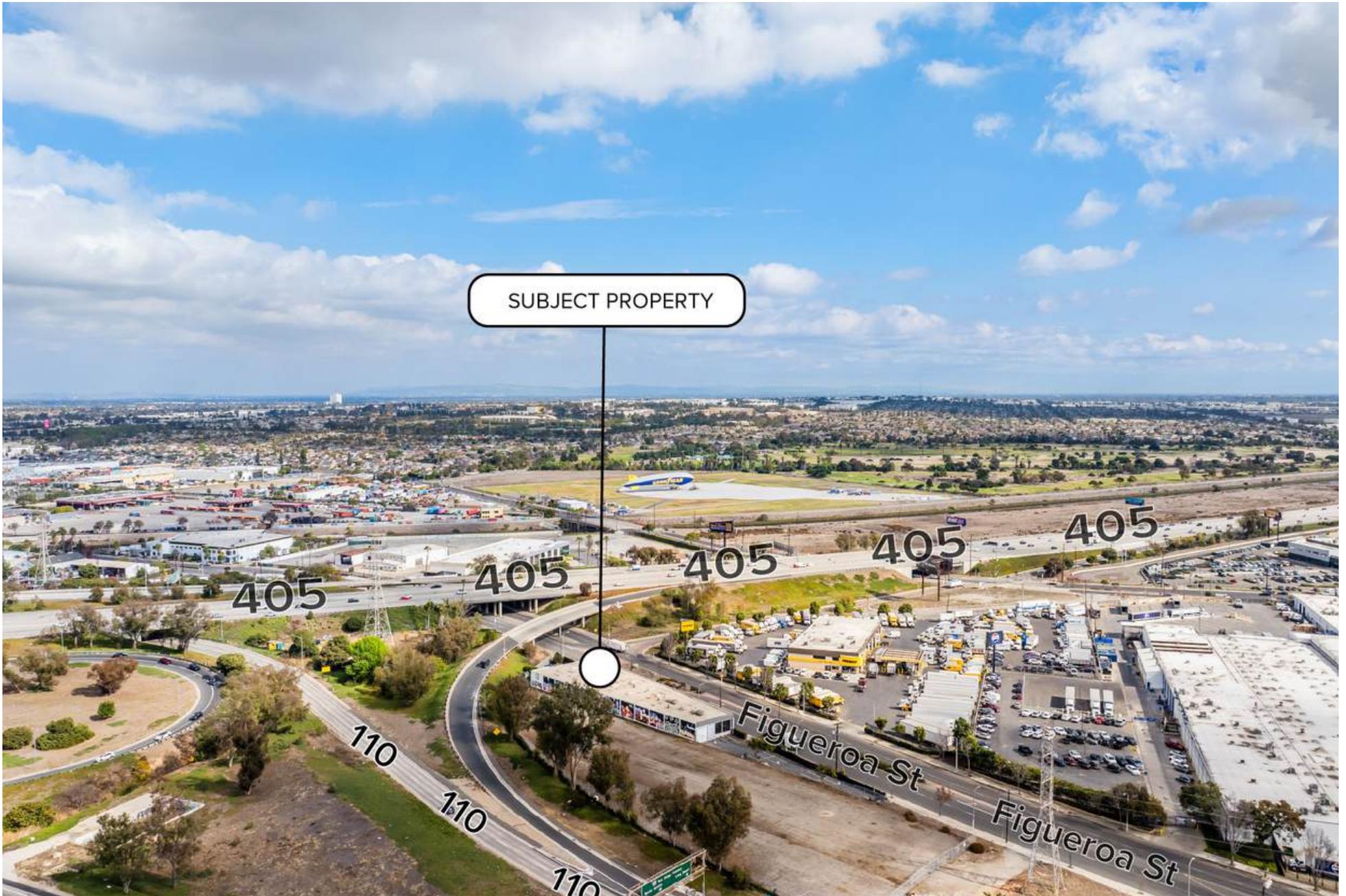
1024-1044 Del Amo Blvd



| | |
|-------------|--------------|
| PRICE: | \$1.90/SF/MO |
| SF: | 18,901 |
| SIGN DATE: | JUN 2023 |
| LEASE TERM: | 6 YEARS |

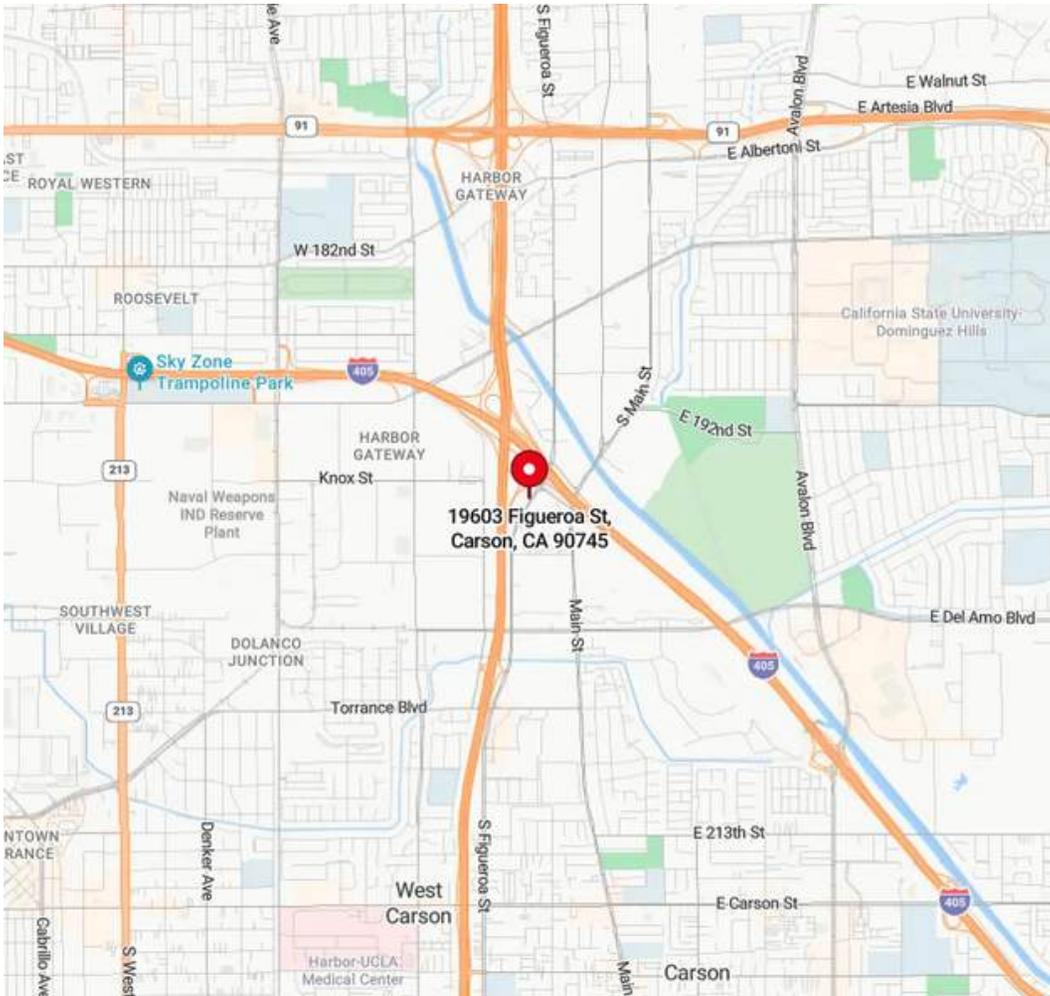


LOCATION MAP



Warehouse/Flex Space In Carson

LOCATION MAP



Warehouse/Flex Space In Carson

TRAFFIC COUNT

Traffic >>

| Collection Street | Cross Street | Traffic Vol | Last Measured | Distance |
|-------------------|------------------|-------------|---------------|----------|
| S Figueroa St | W Francisco St S | 12,678 | 2022 | 0.12 mi |
| Hamilton Ave | Knox St N | 3,535 | 2018 | 0.17 mi |
| S Hamilton Ave | Knox St S | 1,538 | 2022 | 0.18 mi |
| S Main St | S Broadway NE | 16,324 | 2022 | 0.23 mi |
| 405 | - | 279,129 | 2022 | 0.24 mi |
| San Diego Freeway | - | 281,751 | 2020 | 0.24 mi |
| 110 | - | 278,103 | 2022 | 0.24 mi |
| Harbor Freeway | - | 278,666 | 2020 | 0.25 mi |
| I- 110 | W del Amo Blvd S | 233,280 | 2022 | 0.26 mi |
| Knox St | S Vermont Ave W | 980 | 2022 | 0.31 mi |

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PHOTOS

Property Photos
19603 Figueroa St, Carson

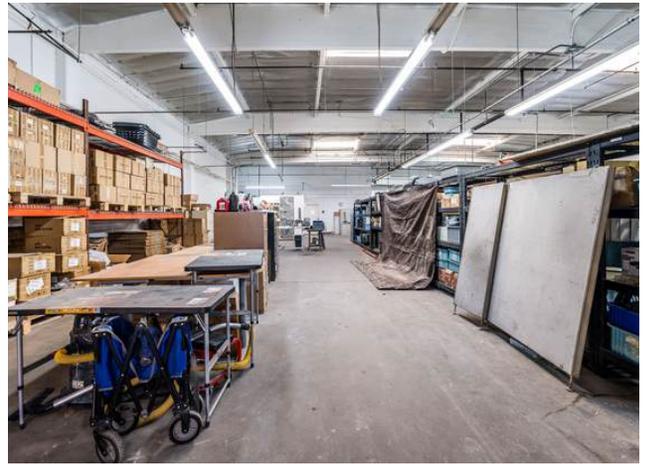
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