

# 19401 S Main St & 19204 S Figueroa St, Carson, CA 90248

8.3 Acre Available for Lease



## Highlights

### 8.3 Acre LOT

4.3 Acre on S Main St  
4.0 Acre on S Figueroa St  
can be leased together or separately

### Adjacent to LB port & LA port

18 minute drive  
13 miles

### Superior Freeway Connectivity

right next to I-405 and 110

### Zoning

S Main St - ML&D (600AMP)  
S Figueroa St - ML&D (2,500AMP)

**A rare opportunity to lease an 8.3-acre industrial site in LA County, California. The available spaces can be leased entirely by one large tenant or individually by multiple tenants.**



**8.3 ACRE**

## 19401 S Main St

- **4.3-acre** (188,000SF)
- zone: **ML&D**
- available in **May 2024** or sooner
- **\$0.90** plus **\$0.08** OpEx/SF/month
- **32,000SF warehouse** plus 4,500 to 13,500 SF of office space will be available in December 2023
- The warehouse feature
  - clear height: **24 feet**
  - four dock doors
  - one drive-in door
  - 600-amp, 277/480-volt, 3-Phase power



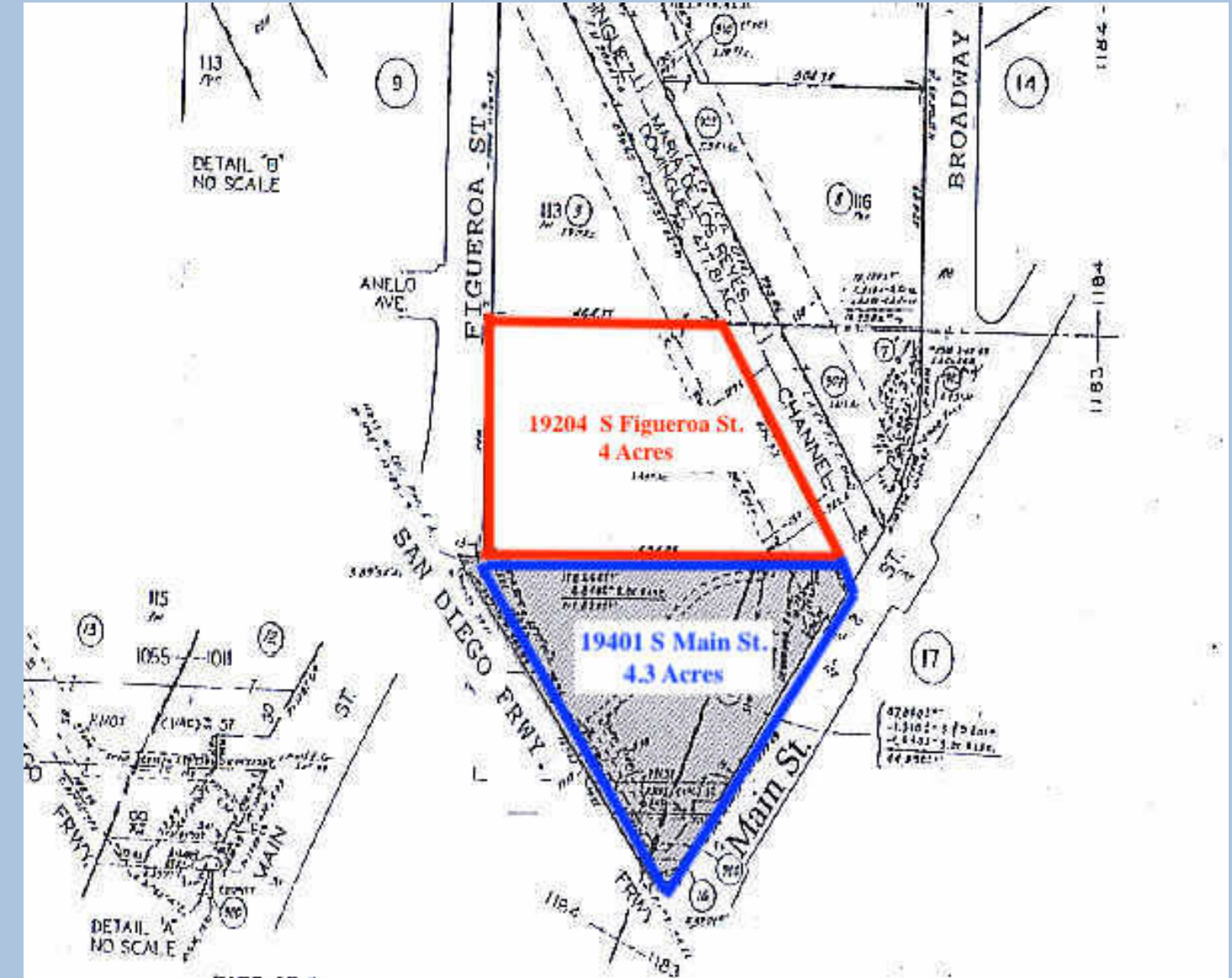
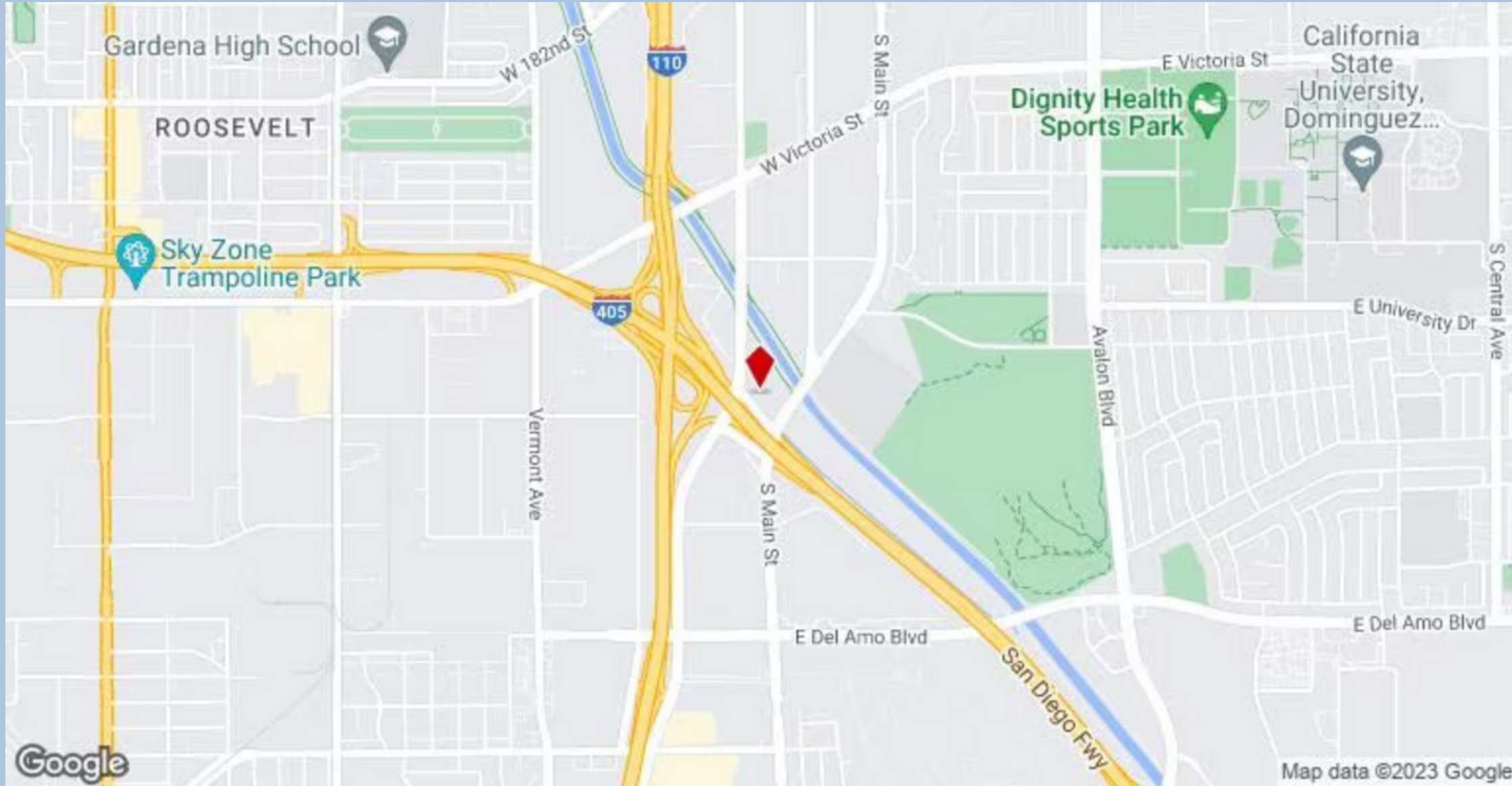
**4.3 ACRE**

## 19204 S Figueroa St

- **4.0-acre** (173,000SF)
- zone: **ML&D**
- availability
  - 120,000SF May 2024 or sooner
  - 53,000SF December 2024
- **\$1.00** plus **\$0.08** OpEx/SF/month
- **11,600SF warehouse** will come with the lot
- The warehouse feature
  - clear height: **24 feet**
  - 277/480-volt, **2,500-amp**, 3-Phase system



**4.0 ACRE**



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