

FOR LEASE

Industrial Warehouse Units Available in Prime Carson Location

Sycamore Center

1702-17044 S Montanero Avenue | Carson, CA 90746



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Sandhill Management Inc.

www.sandhillmgmt.com

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PROPERTY HIGHLIGHTS

Well-maintained industrial warehouse units available in a sizable, professionally managed business park superbly located in prime Carson, CA. Backing up to the 91-Gardena Freeway, the sprawling development offers prospective tenants convenient access to the nearby ports of Los Angeles and Long Beach, multiple airports, and the 110, 405, 710 + 105 freeways. Suitable for a range of potential uses, including distribution, manufacturing, logistics and more, the available units feature reception areas, private office space, conference rooms, high dock and ground level loading doors, and 24' clear height in warehouse areas.



Exceptional Location, Close the Ports of Los Angeles and Long Beach



Clean, Vanilla Shell Interior with Reception Area, Private Offices + Conference Room



Onsite Parking in a Sizable Lot Surrounding the Property



Situated in Prime Carson, CA, in Proximity to the South LA, the Beach Cities, Long Beach + More



A Short Distance From the 91, 110, 405, 710 + 105 Freeways



Expansive Warehouse Interior With High Dock and Ground Level Loading Doors



Lease Rate: \$1.40 PSF Modified Gross



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UNIT 2 SPECS

- » 10,521 SF
- » 1 drive bay
- » 22 foot clear height
- » Built-in sprinkler system
- » Reception, bullpen area, 3 private offices + 2 private bathrooms
- » 1 loading dock
- » Dock high loading
- » Ground level loading



UNIT 5 SPECS

- » 9,000 SF
- » 1 Drive Bay
- » 22 foot clear height
- » Built-in sprinkler system
- » 1,763 SF dedicated office space
- » 1 Loading Dock
- » Dock high loading
- » Ground level loading

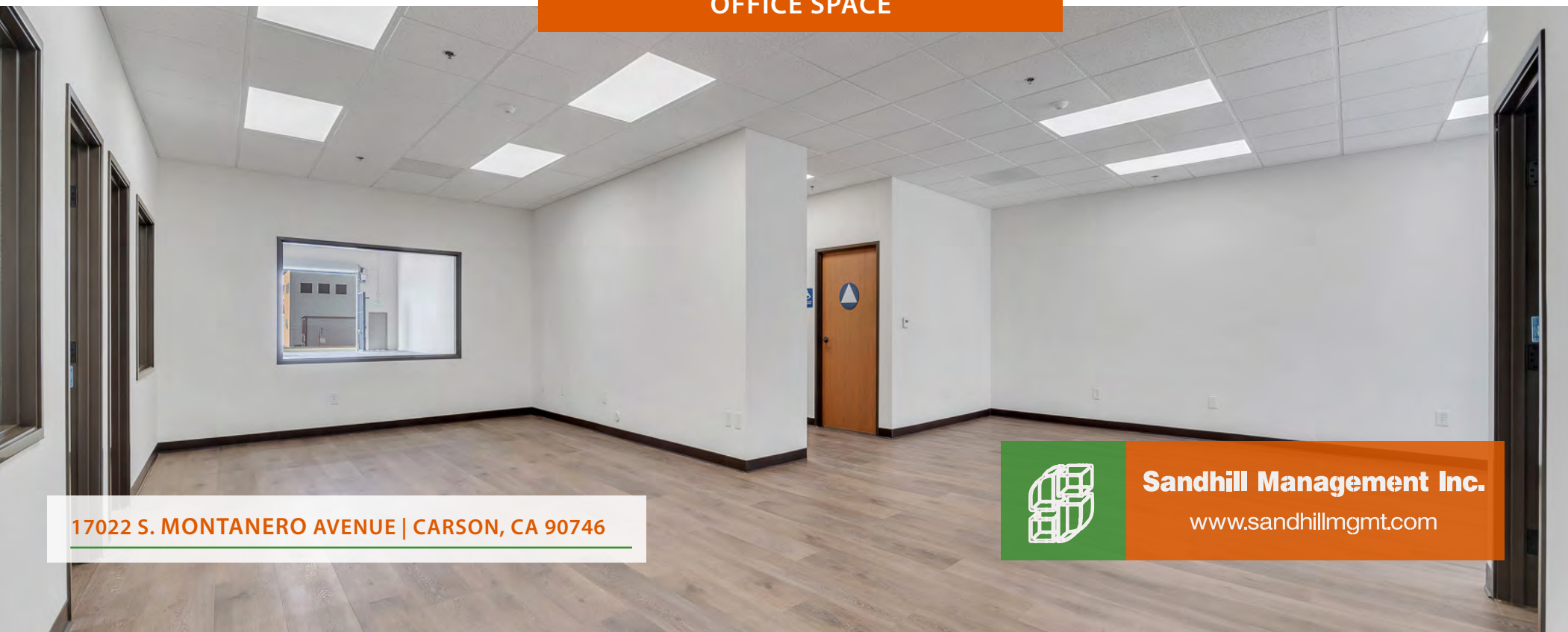


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OFFICE SPACE



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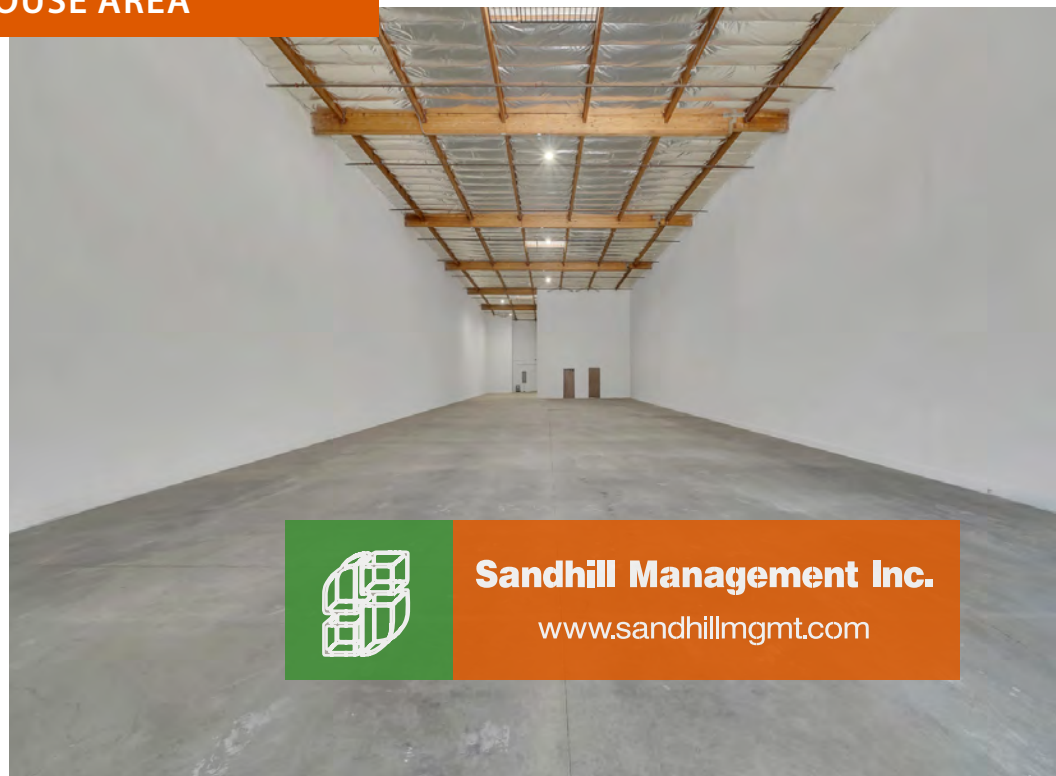
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WAREHOUSE AREA



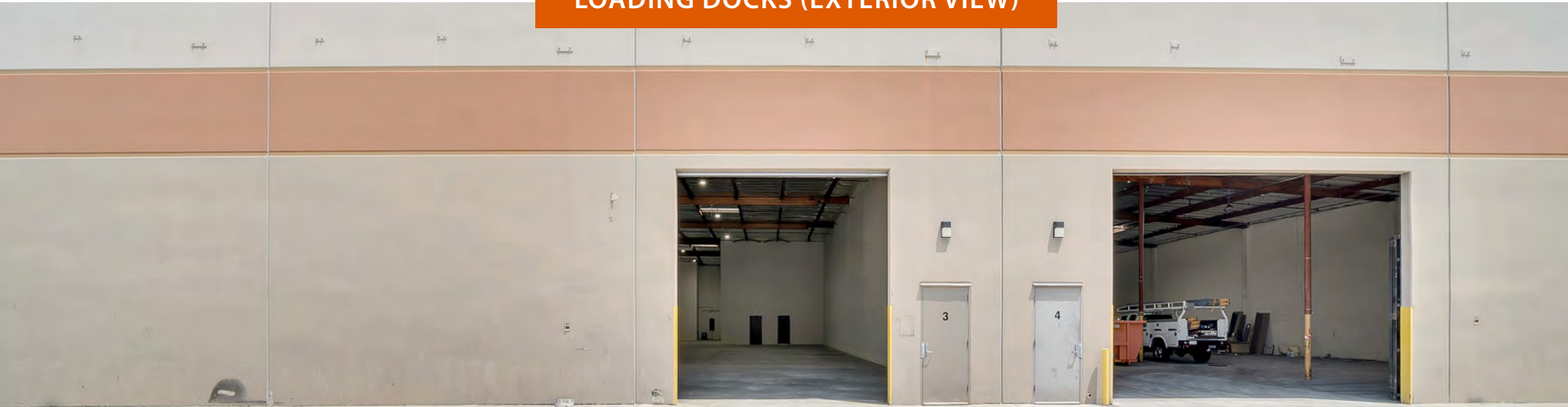
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LOADING DOCKS (EXTERIOR VIEW)



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LOADING DOCKS (INTERIOR VIEW)



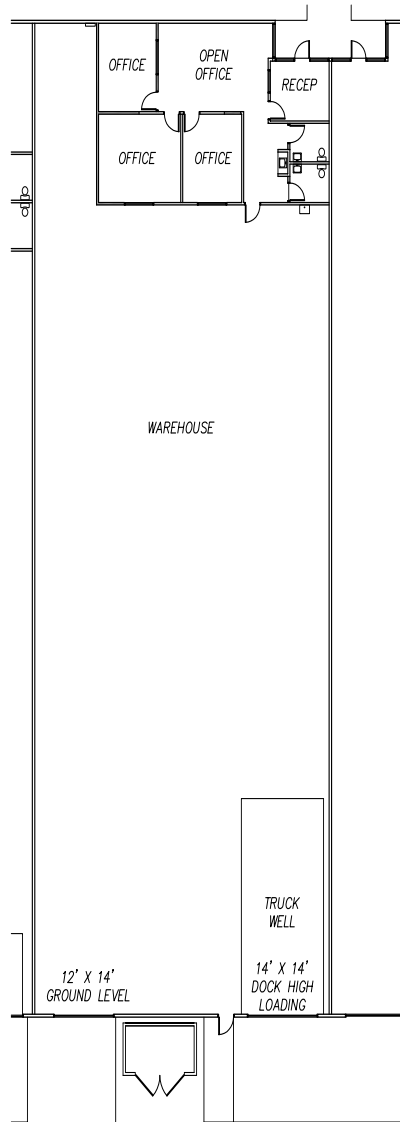
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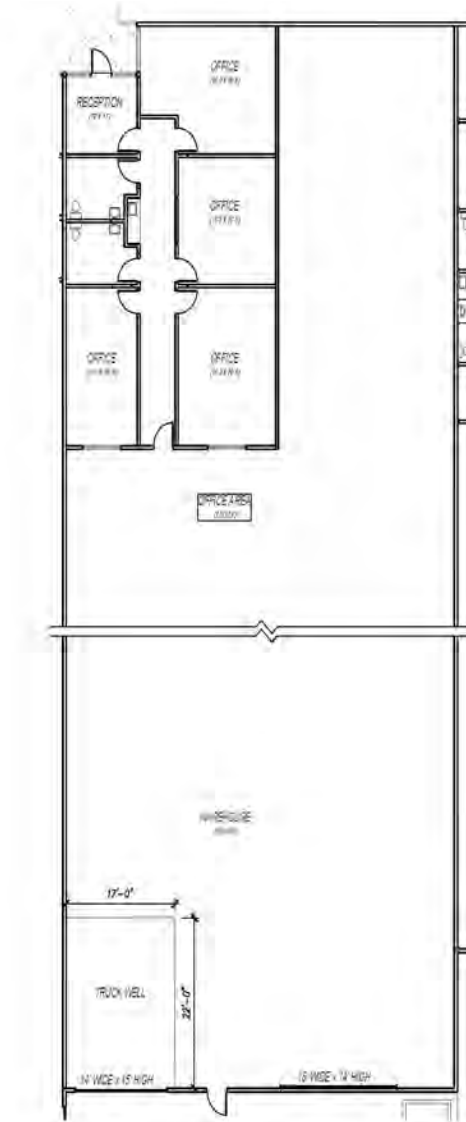
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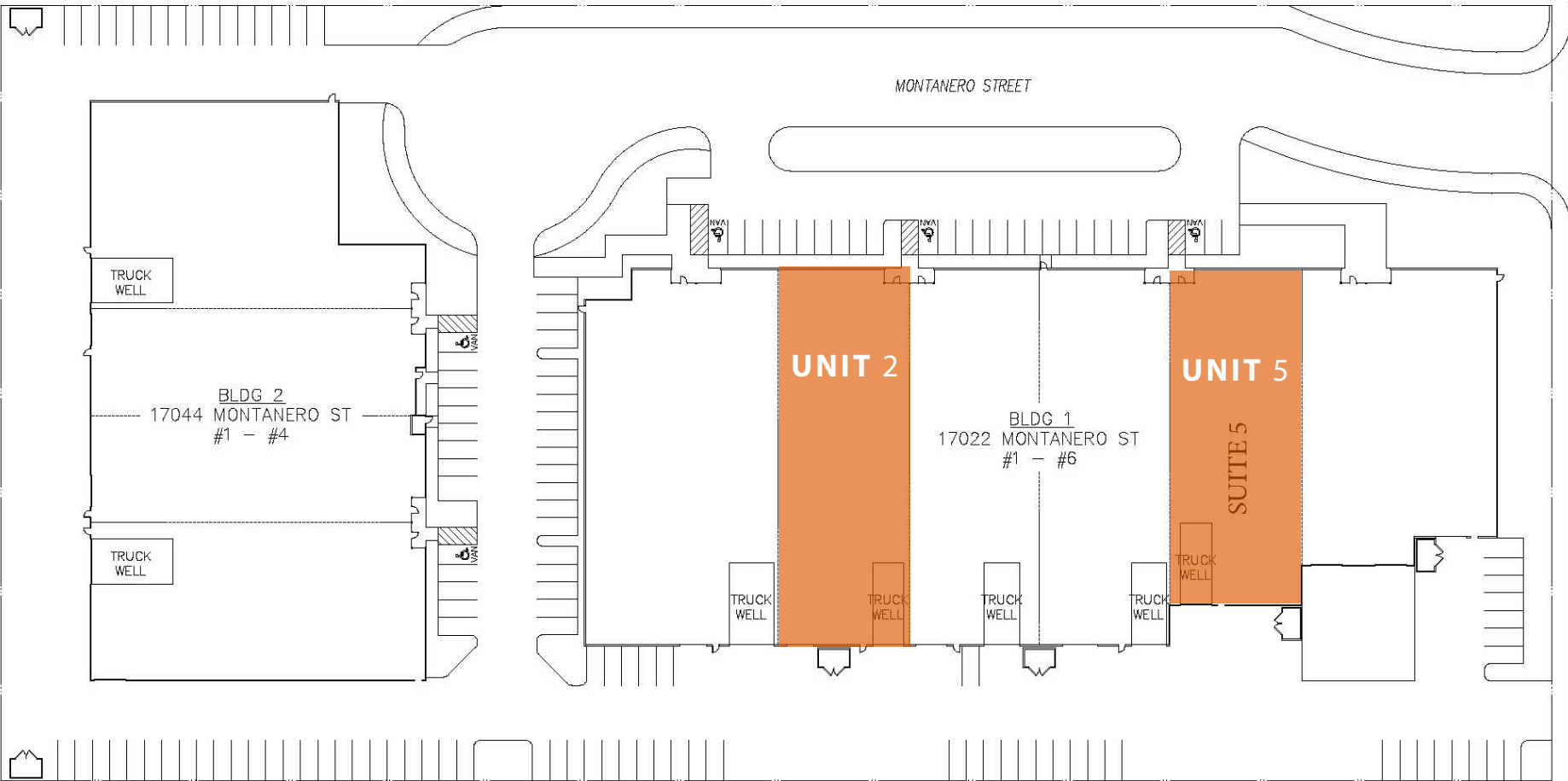
UNIT 2 FLOOR PLAN



UNIT 5 FLOOR PLAN



PROPERTY SITE PLAN



SITE OVERVIEW



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