

Available SF 99,363 SF Industrial For Lease Building Size 99,363 SF



Address: 2824 E 208th St, Carson, CA 90810
Cross Streets: Santa Fe Ave/E 208th St

Major Refurbishment Complete!! New Roof w/ Skylights, LED Lighting, Exterior Paint, & Asphalt Yard
 20' Clearance / 12 DH / 4 GL
 Brand New 3,213 SF of Office Area
 1,200 Amps / 110' Secured Truck Court
 Proximity to Ports of Los Angeles and Long Beach

Lease Rate/Mo: \$1.25 psf, Gross
Lease Rate/SF:
Lease Type: Gross / Op-Ex \$0.45
Available SF: 99,363 SF
Minimum SF: 99,363 SF
Prop Lot Size: 4.37 Ac / 190,357 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 4
DH Doors/Dim: 12
A: 1200 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1968
Whse HVAC: No
Parking Spaces: 83 / **Ratio:** 0.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,213 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-011-033

Listing Company: Colliers - El Segundo
Agents: [Christopher Sheehan, SIOR 310-321-1831](#), [Jeffrey Smart 310-321-1812](#), [Elizabeth Capati 310-321-1855](#)
Listing #: 41554427 **Listing Date:** 12/04/2024
Notes: ~~\$0.45 PSF opex~~ **Year 2 Rate: \$1.50 psf, Gross.** .32 GPM / 3,000 SF calculated fire sprinkler system.
 Please verify all information.

FTCF: CB250N000S000/OAA

