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WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

19603 Figueroa St, Carson





PROPERTY OVERVIEW

19603 Figueroa St

Carson, California 90745

LYONSTAHL
INVESTMENT REAL ESTATE

List Price: \$4,750,000

RSF	15,087 SF
LOT SIZE	23,216 SF
PRICE/SF	\$328
ZONING	FLEX (VERIFY W/ THE CITY)
OCCUPANCY	DELIVERED VACANT
PARKING	33 PARKING LOT SPACES
YEAR BUILT	1970
CLEAR HEIGHT	14'
POWER (AMPS)	480V 600A

- Large Warehouse & Flex Space in Carson in Excellent Condition
- 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
- New Electrical & LED Lighting Installed + Skylights to Help Illuminate Work Area & Floor-to-Ceiling Windows w/ Roll-Up 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
- Owner is years in on the process and currently working with the California Department of Transportation and the City of Carson in getting approval for a high revenue generating digital billboard off the 110 freeway for development within the end of the year.

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For Sale or Lease

Warehouse/Flex Space In Carson



19603 Figueroa St

Carson, California 90745

Lease Price: \$1.75/SF/Mo FSG

RSF
LOT SIZE
ZONING
OCCUPANCY
TERM
PARKING
YEAR BUILT

6,000-9000 SF
23,216 SF
FLEX (VERIFY W/ THE CITY)
1/2 OF THE BUILDING
NEGOTIABLE
UP TO 33 PARKING LOT SPACES
1970

- $\frac{1}{2}$ of the Warehouse is Available For Lease at \$1.75/SF/Mo
- 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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For Sale or Lease

Warehouse/Flex Space In Carson



For Sale or Lease

Warehouse/Flex Space In Carson

19603 Figueroa St is a 15,087 SF warehouse and flex space in exceptional condition, offering a prime opportunity for an owner-user. The property sits on a 23,216 SF lot and has been recently rezoned as FLEX by the City of Carson (buyer to verify), making it suitable for a wide range of business operations.

Significant capital improvements have been completed, including a newly resealed roof with silicone coating for enhanced durability, upgraded 480V/600A electrical with new LED lighting, and floor-to-ceiling windows with roll-up blinds. Skylights throughout the workspace provide abundant natural light, reducing electricity costs during the day.

The building features two expansive workshop areas, three bathrooms, a fully remodeled kitchen and break room, and two private offices or conference rooms. The property offers 14' clear height ceilings and ample onsite parking, with 33 spaces and three gated entrances for secure access and efficient circulation. The perimeter is enclosed with 8-foot permitted gates.

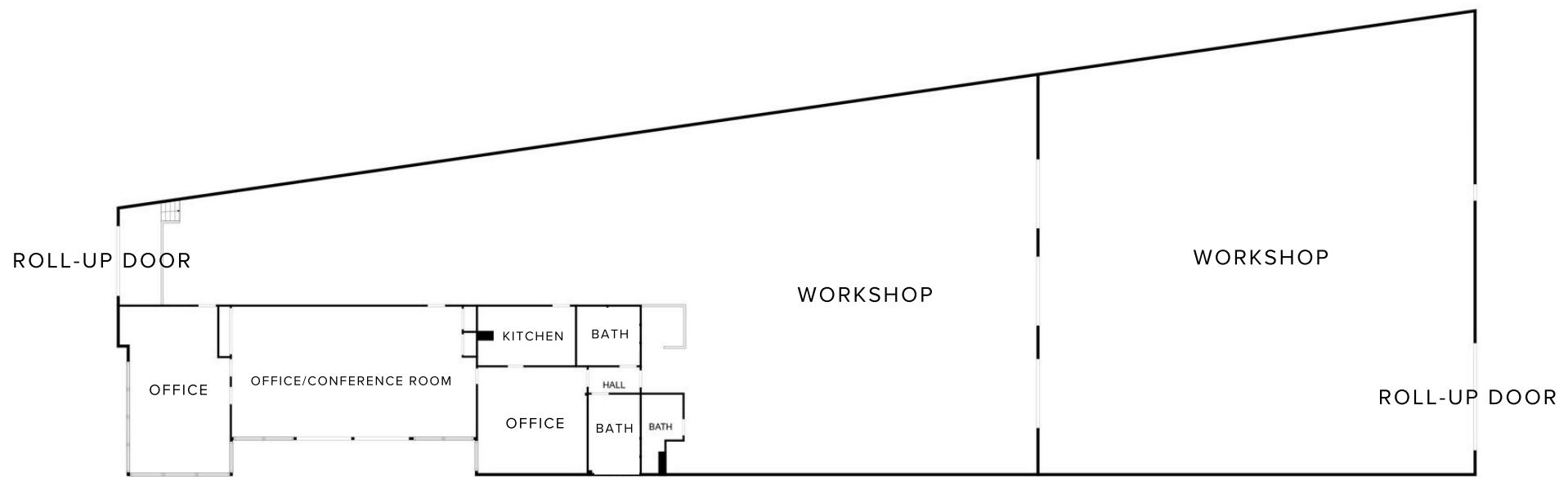
Strategically located just off the 405 on-ramp from the 110 freeway, the site sees a traffic count of approximately 12,678 cars per day at S Figueroa and W Francisco St. The owner is currently in advanced discussions with the California Department of Transportation and the City of Carson to secure approval for a high-revenue digital billboard facing the 110 freeway—targeted for development by year-end.

Delivered vacant and move-in ready, this versatile asset offers exceptional utility, high-quality upgrades, and future income potential—an increasingly rare find in Carson. Contact us for more information or to schedule a tour.





FLOOR PLAN



For Sale or Lease

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

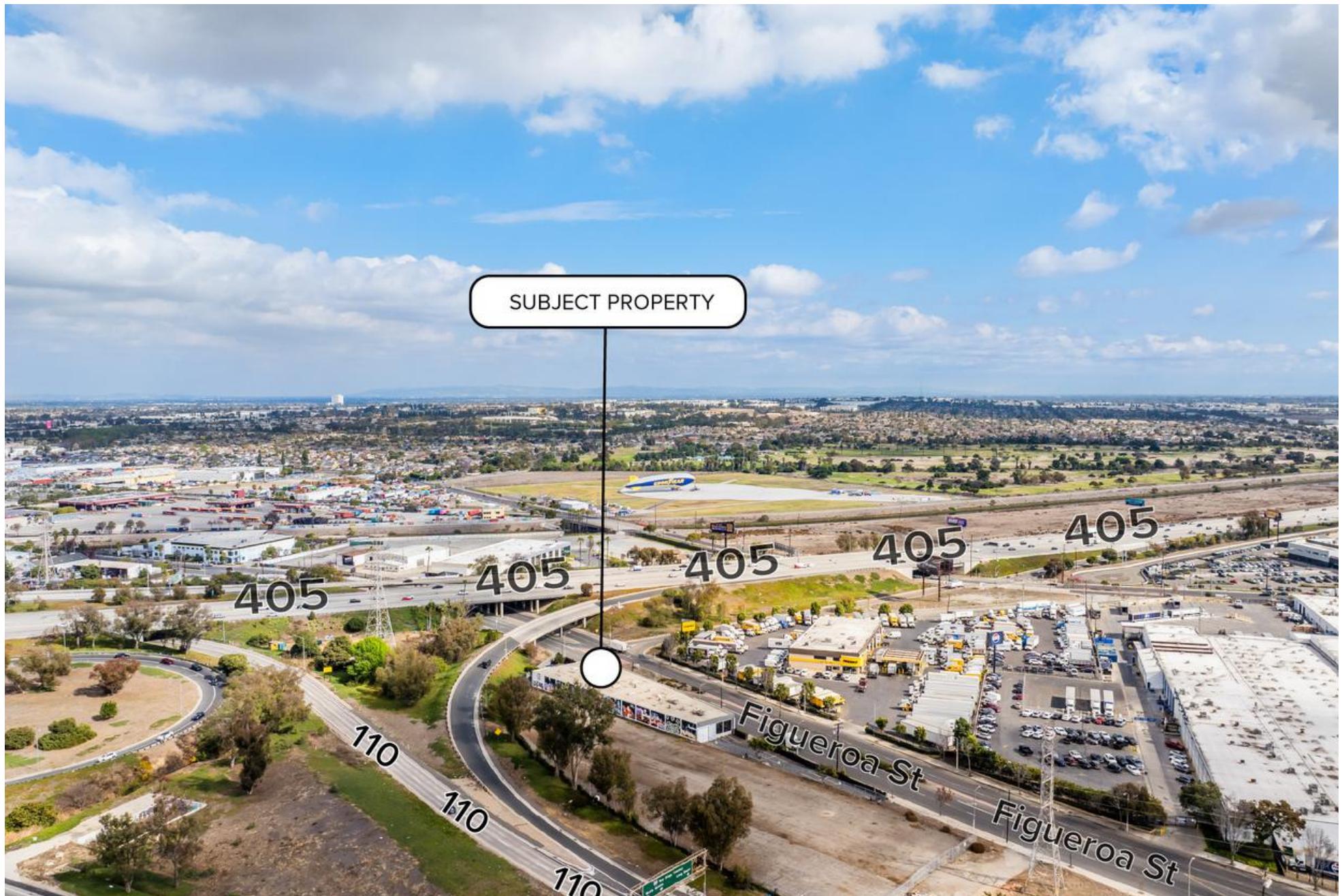
1024-1044 Del Amo Blvd



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



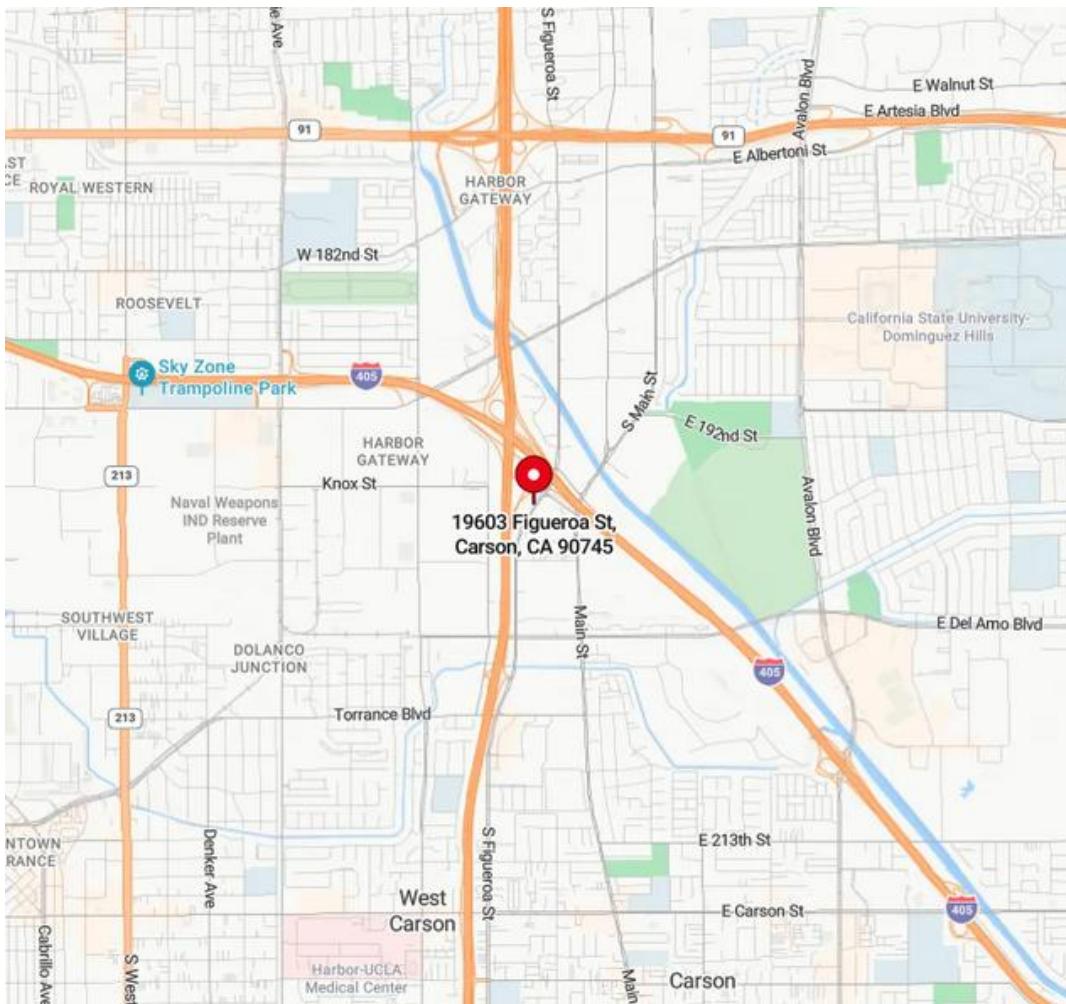
LOCATION MAP



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Warehouse/Flex Space In Carson

LOCATION MAP



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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

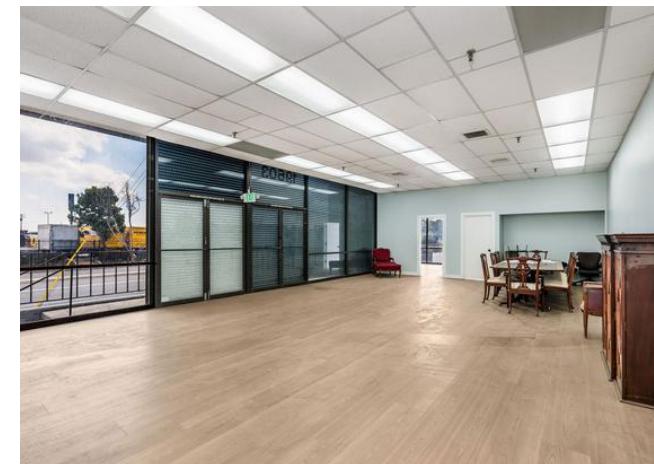
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PHOTOS



Property Photos
19603 Figueroa St, Carson

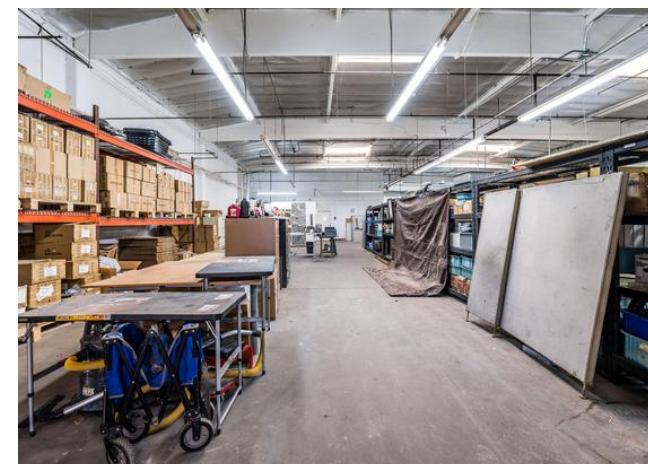
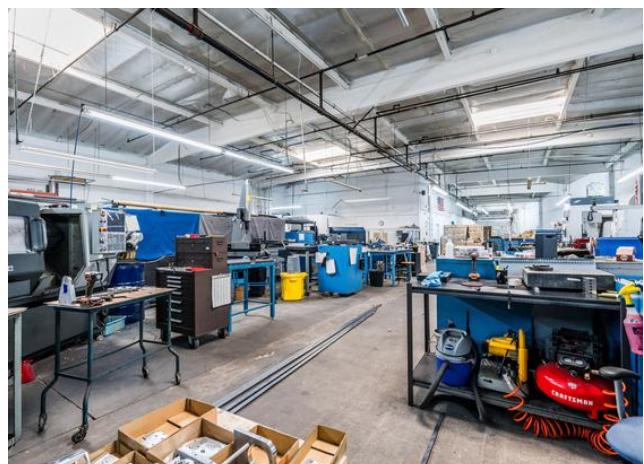
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