

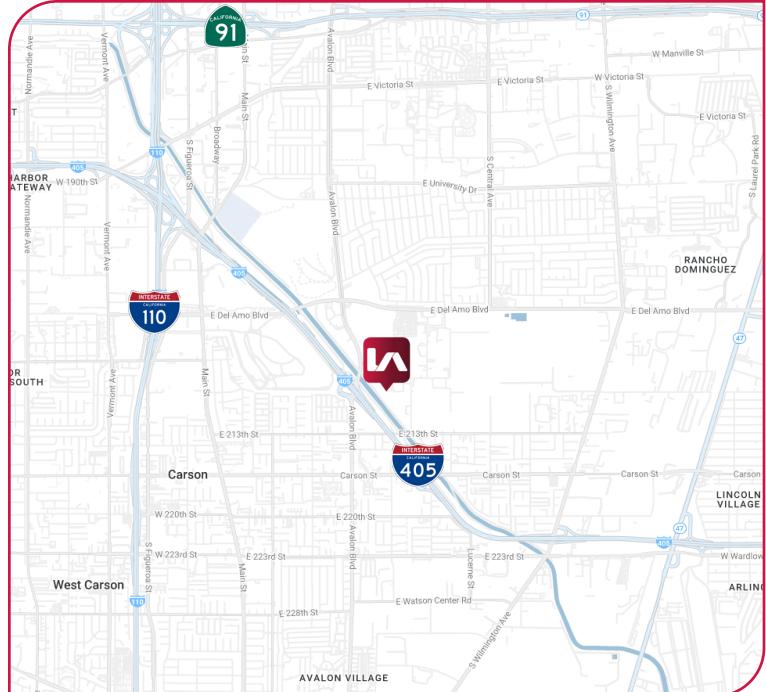


PRICING BREAKDOWN

| | |
|-----------------|------------------------------|
| Building Size | ±21,140 SF |
| Land Size | ±54,014 SF (±1.24 AC) |
| Lease Rate / SF | TBD |
| Sale Price | TBD |

PROPERTY DETAILS

- ±5,836 SF Office with 4 Restrooms
- 2 Dock High & 2 Ground Level Loading Doors
- 400 Amps of Power
- Zoned CA CR & D
- Gated and Fenced Yard
- 405 Freeway Exposure - Great Signage
- Extra Land, Parking Ratio 3:1
- Well-appointed Offices with Showroom
- Close Proximity to 110/405/91/710 Fwy's



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

BRET OSTERBERG

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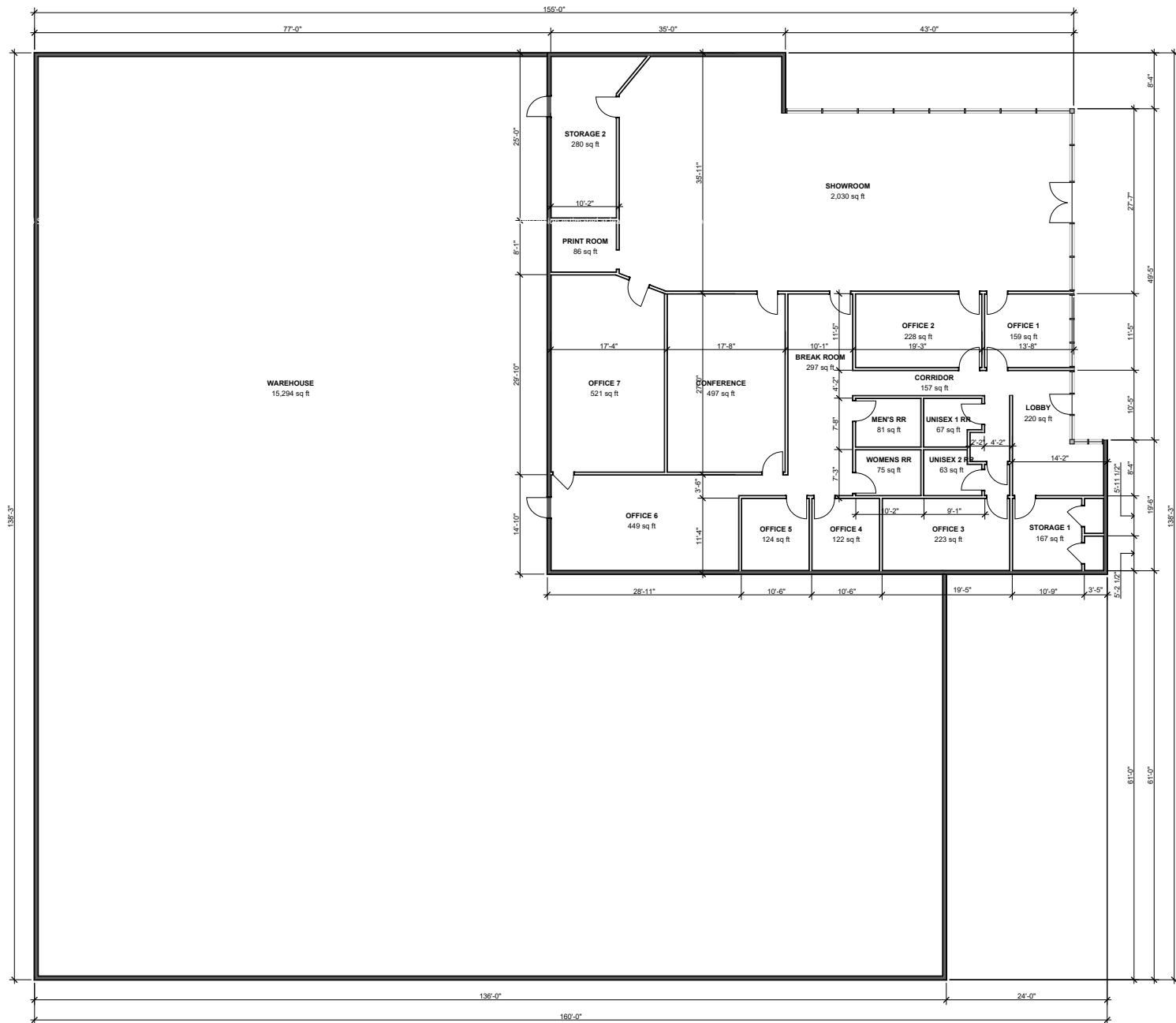
21250 Hawthorne Blvd, Suite 700
Torrance, CA 90503



COMMERCIAL REAL ESTATE SERVICES

±21,140 SQ. FT. INDUSTRIAL FOR SALE OR LEASE

20925 BONITA ST | CARSON, CA 90746



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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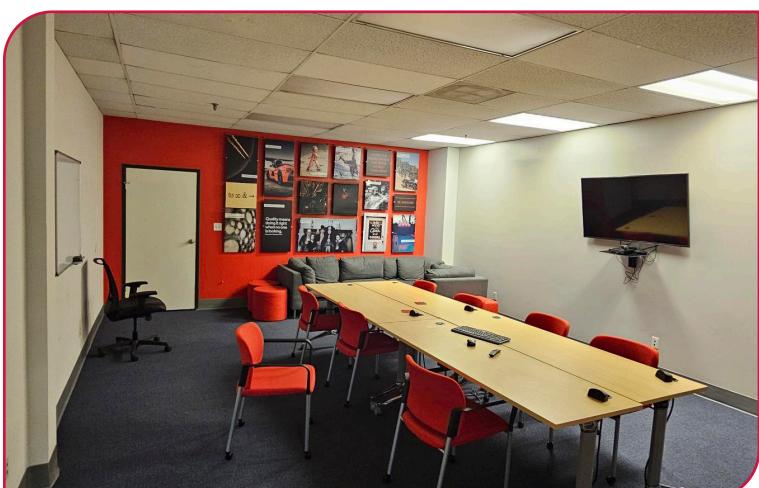
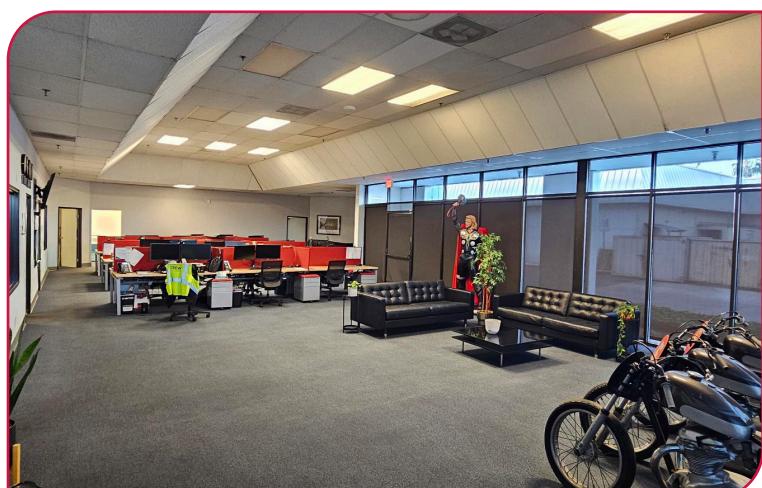
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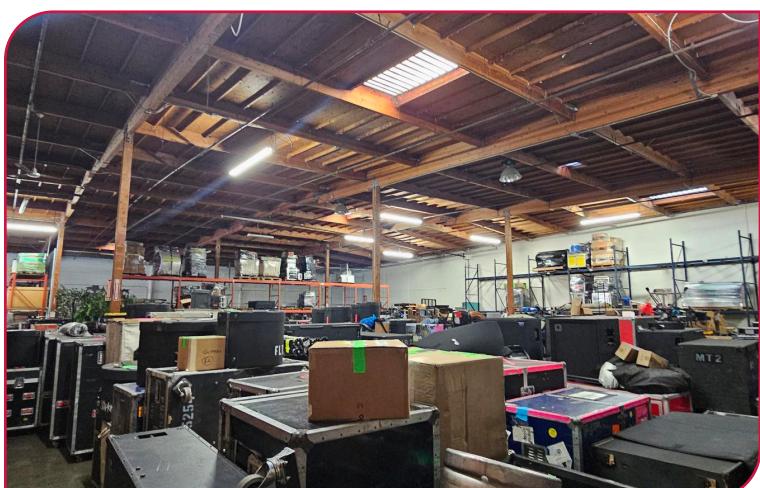
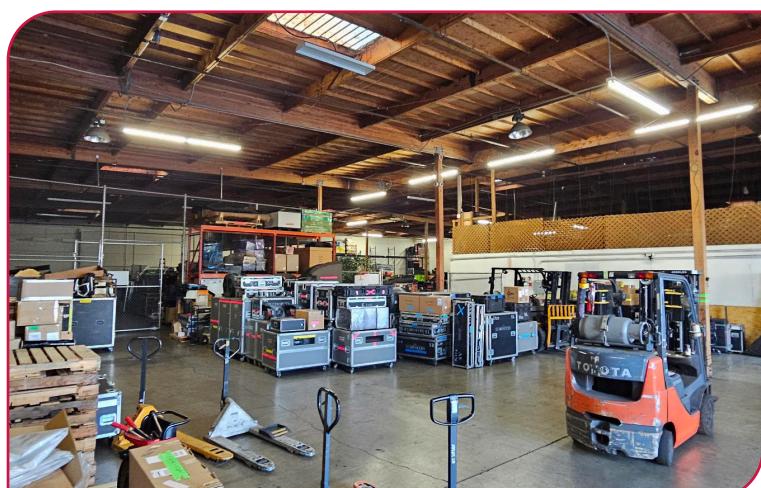
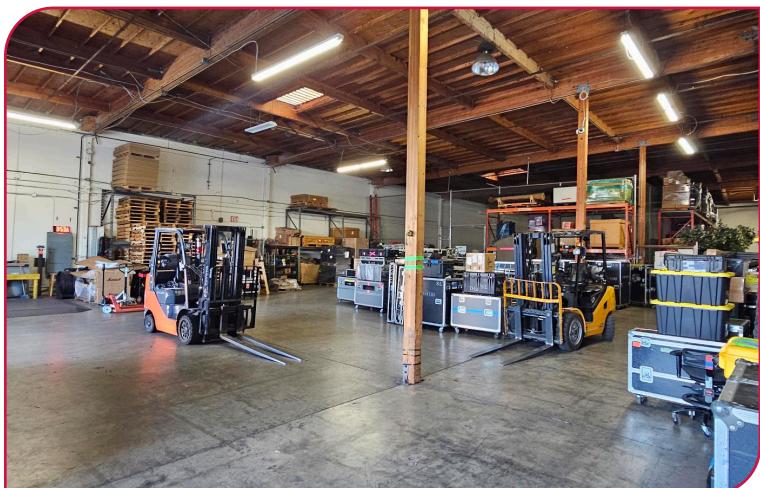
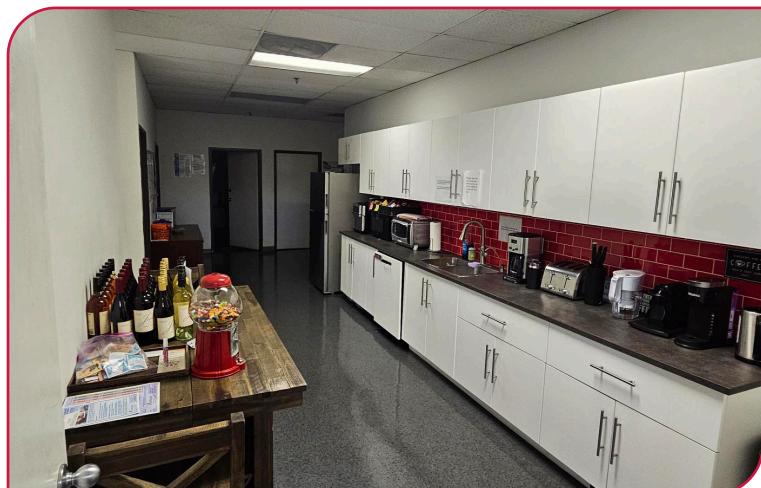
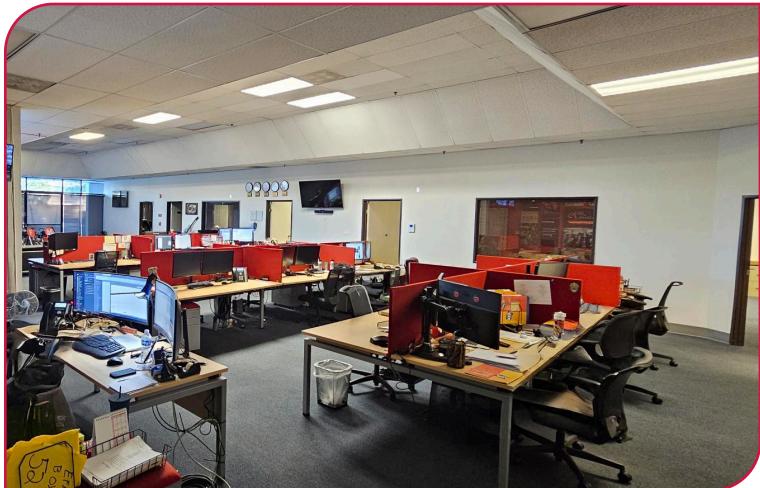
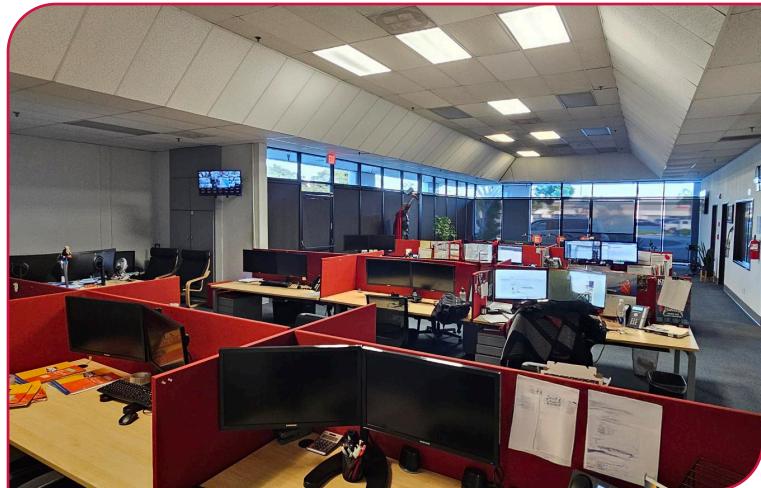
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