



FOR LEASE

21010 S Figueroa Street, Carson, CA 90745

40,561 SF Industrial/Flex Building

**\$1.40/SF NNN
for the First Year**



FEATURES

Available Square Footage	40,561
Land Square Footage	Part of Larger
Total Office	11,883
Parking	210
Loading	1 DH Position via Interior Well 2 GL Doors: 1 (12' x 14'); 1 (8'x10')
Minimum Ceiling Clearance	24'
Power	600A, 277-480 V, 3P, 4W
Sprinklers	.60/2500
Year Built	2002
Construction	CTU
Zoning	SP-3

HIGHLIGHTS

Industrial/Headquarters/Showroom/ Entertainment Campus Use
210 Car Parking Spots
Opex: \$.42/SF
[Link to SP 3 Zoning Specific Plan](#)
[Link to view photos](#)
\$1.40/SF NNN for the First Year, \$1.58/SF NNN Thereafter

ACCESSIBILITY

MILES TO

Los Angeles International Airport	9.0
Long Beach Airport	7.5
Los Angeles & Long Beach Ports (both)	5.5
Intermodal Container Transfer Facility	4.5

IMMEDIATE ACCESS TO

110 and 405 Freeways
Harbor (110) Freeway Frontage



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310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

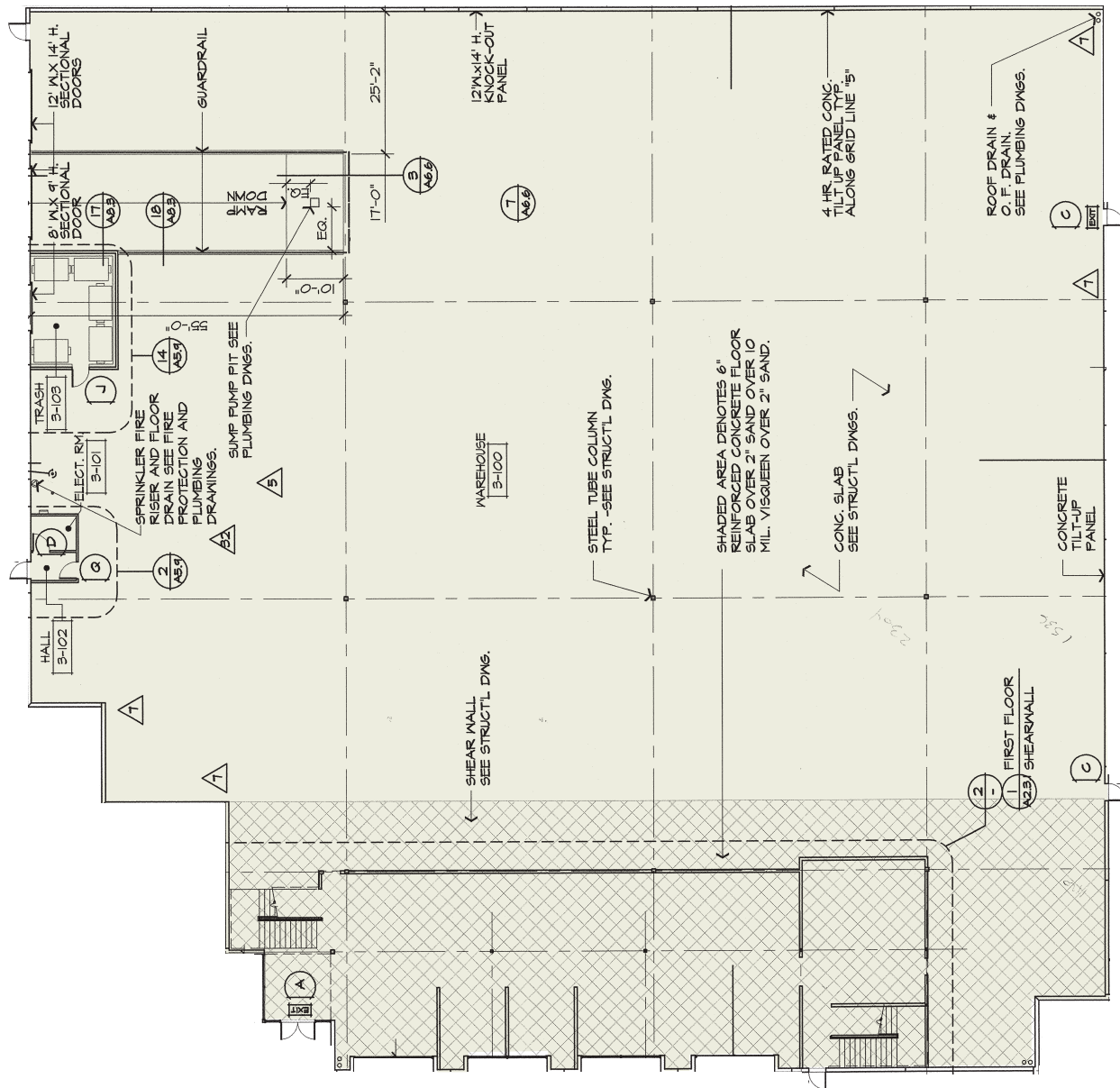
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WAREHOUSE FLOOR PLAN



FIGUEROA STREET

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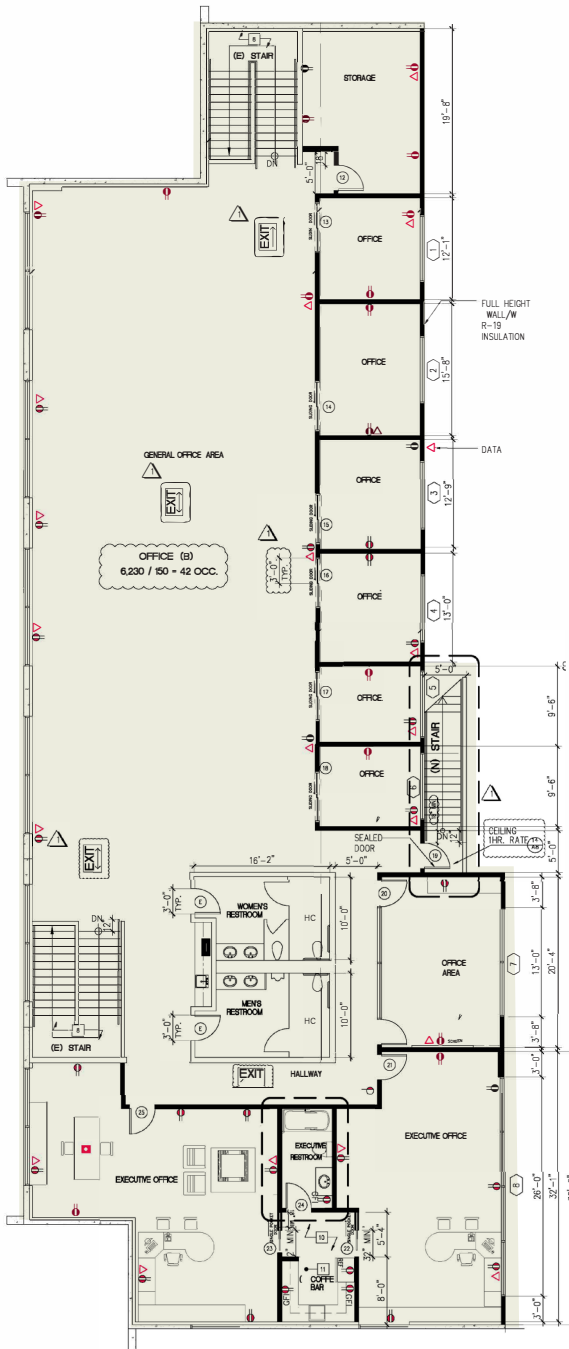
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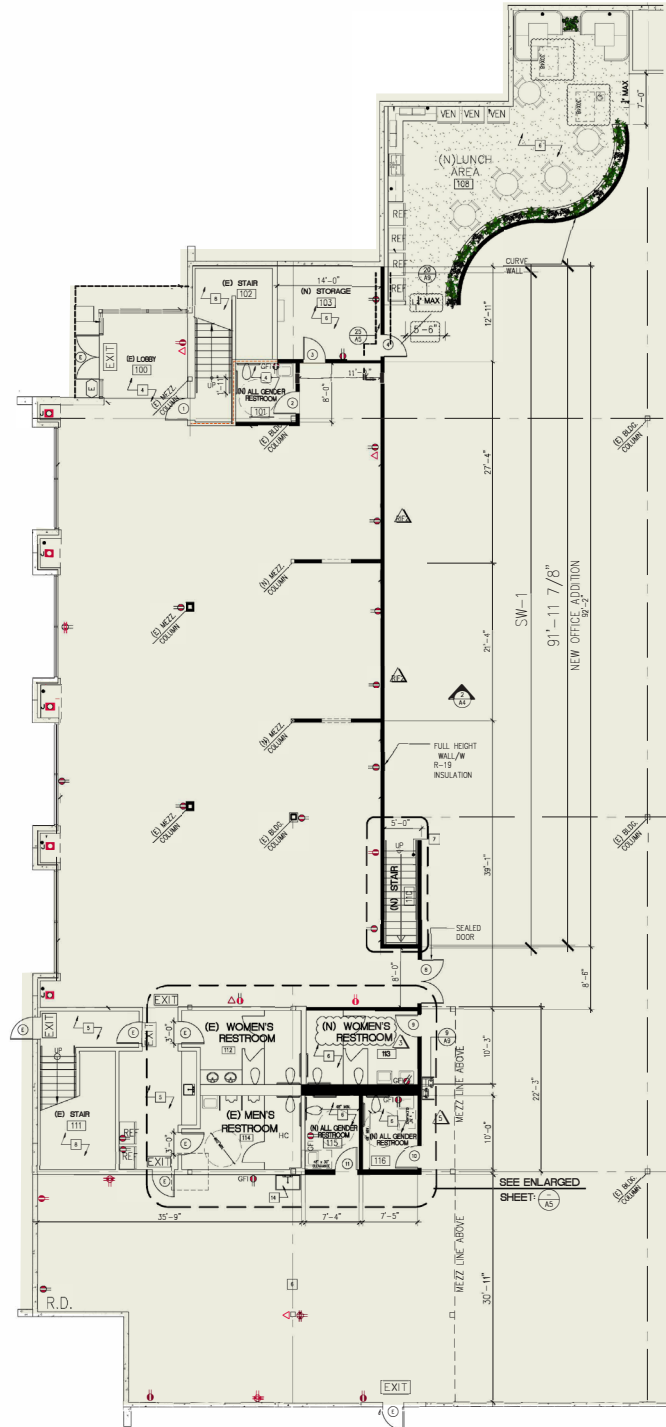
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OFFICE FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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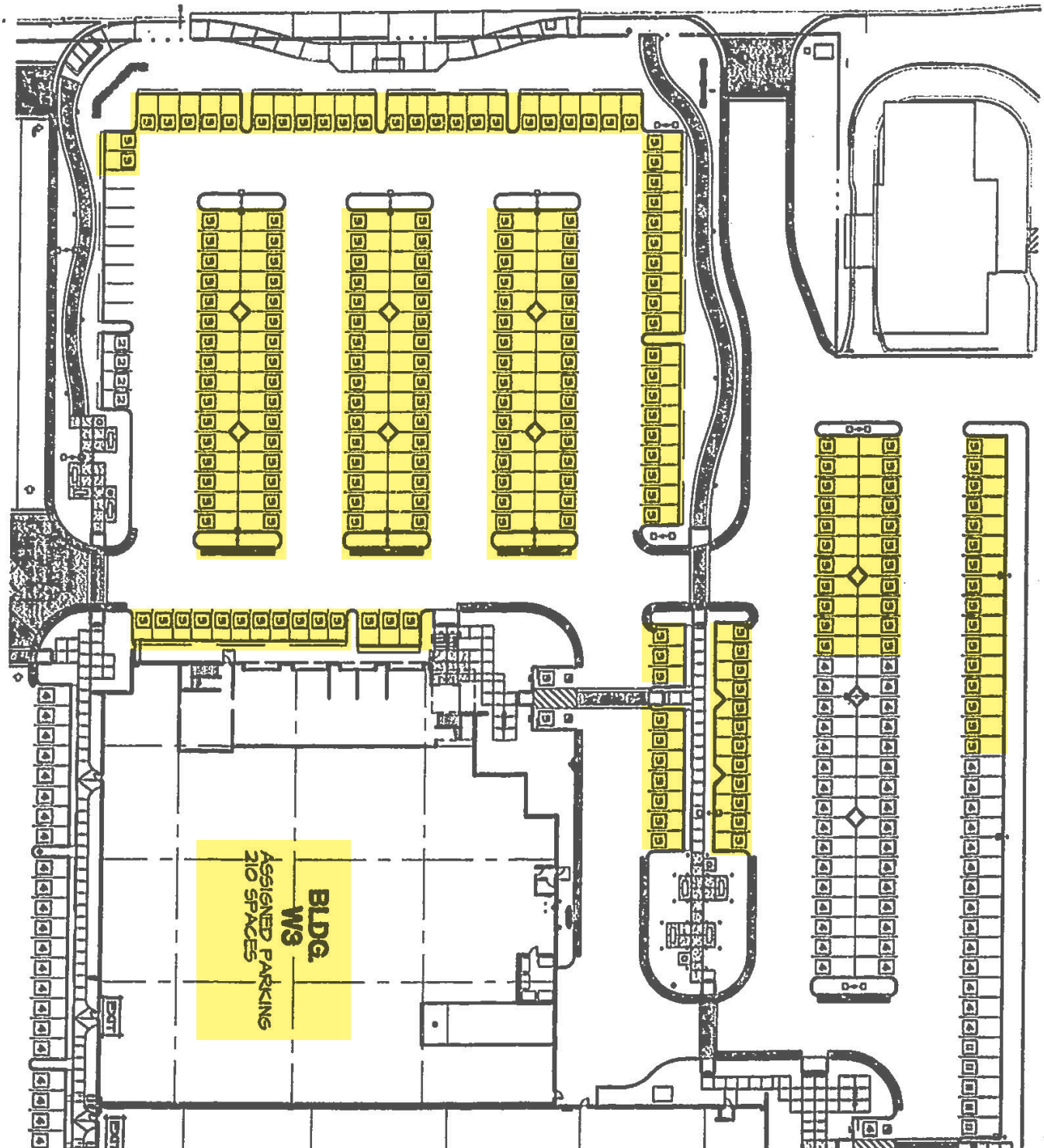
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PARKING SPACES



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