



FOR LEASE

1500 E 223rd Street, Carson, CA 90745

59,856 SF Industrial Building

\$1.20/SF NNN + \$0.18/SF Opex



FEATURES

Available Square Footage	59,856
Acres	3.28
Office Square Footage	±4,488
Loading	3 DH: (1) 12'x11', (2) 10'x10' 3 GL: (1) 8'x10', (2) 8'x8'
Min. Ceiling Clearance	22'
Parking Spaces	66
Power	2500A, 277/480V, 3P, 4W
Sprinkler System	.30/3,000
Yard	Fenced and Paved
Year Built	1978
Construction	Tilt-Wall
Zoning	MH-D

HIGHLIGHTS

- Possession: Immediate
- Rail Service: Union Pacific, Rail Doors: (3) 12'x14'
- Rail is Active

ACCESSIBILITY

MILES TO

Los Angeles International Airport	15.5
Long Beach Airport	7.8
Los Angeles & Long Beach Ports (Both)	8.3

IMMEDIATE ACCESS TO

110, 405, and 710 Freeways



ALEX GUANCHE

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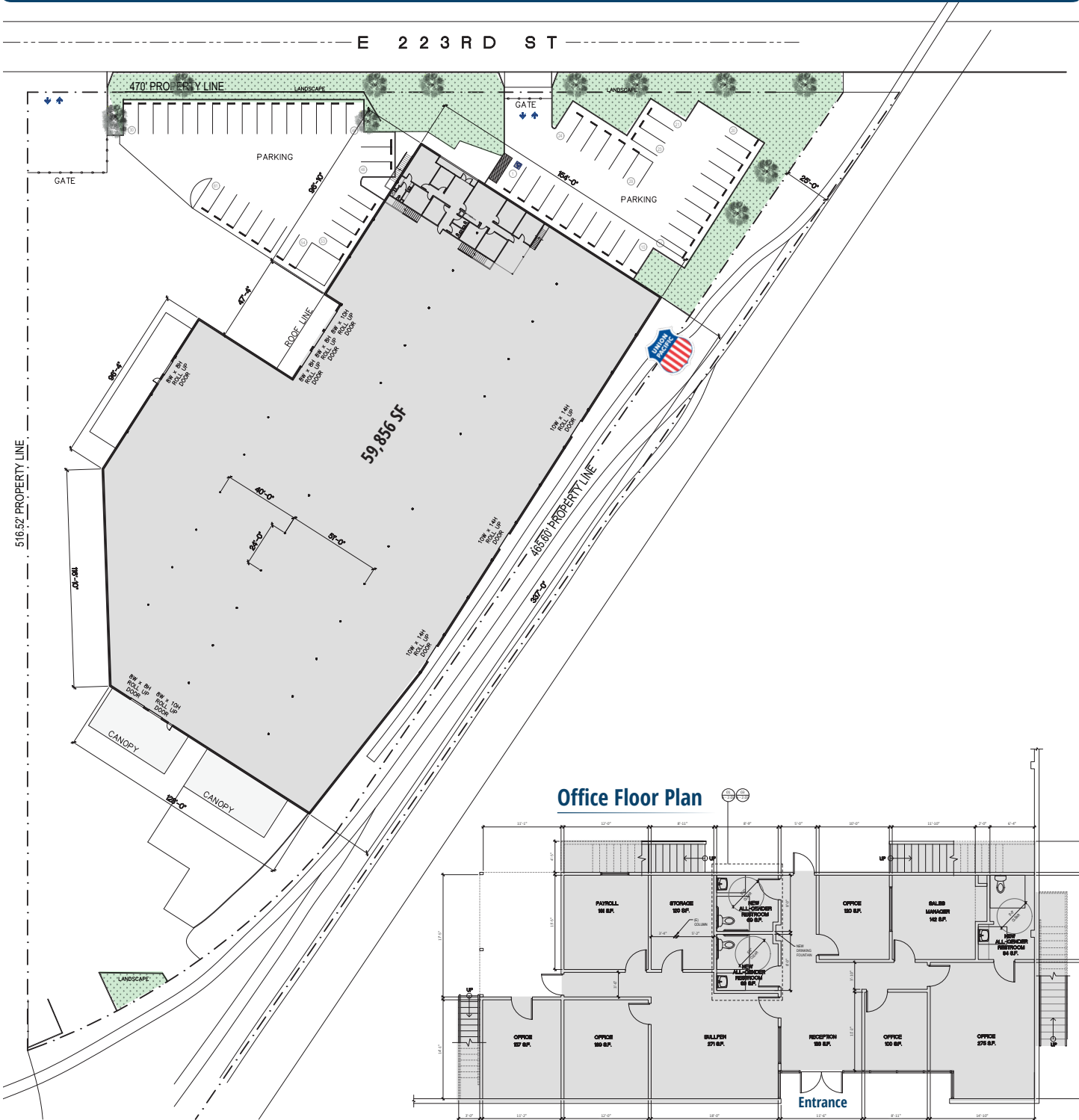
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📞 310.719.1585 // www.lareminc.com

165 Savarona Way, Carson, California 90746

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Site Plan



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