

The Klabin Company

19700 S Vermont Ave, Suite 100 Torrance, CA 90502 | 310-329-9000

Available SF 11,943 SF

Industrial For Lease
Building Size 37,573 SF


Property Name: South Carson Distribution Center
Address: 2205 E Carson St, Unit B4, Carson, CA 90810
Cross Streets: S Wilmington Ave/E Carson St

State of the Art Distribution Center
 3 Dock High Loading Doors
 Unsurpassed Quality and Image

Lease Rate/Mo: \$24,483
Lease Rate/SF: \$2.05
Lease Type: Net / Op. Ex: \$0.22
Available SF: 11,943 SF
Minimum SF: 11,943 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$157,173 / 2025
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 3 / 9'x10'
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1991
Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.3:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,298 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,132 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7316-026-028

Listing Company: The Klabin Company
Agents: [Courtney Bell 310-329-9000](mailto:CourtneyBell@klabin.com), [Matt Stringfellow 310-329-9000](mailto:MattStringfellow@klabin.com)
Listing #: 44133605 **Listing Date:** 01/09/2026
Notes: Taxes for entire property. Lessee to independently verify all information contained herein.

FTCF: CB250N150S000/A0AA

