



Address: 751 E Artesia Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Artesia Blvd

Artesia Freeway Frontage
 1600 Amps 480 Volt Power
 8 DH Doors and 1 GL Loading; Large Private Yard
 Excellent Access to 91, 110, and 405 Freeways
 Refurbishment Complete – New Offices

Lease Rate/Mo:	\$70,808	Sprinklered:	Yes	Office SF / #:	3,404 SF / 3
Lease Rate/SF:	\$1.18	Clear Height:	21'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1 / 20x12	Office HVAC:	Heat & AC
Available SF:	60,007 SF	DH Doors/Dim:	8 / See Notes	Finished Ofc Mezz:	0 SF
Minimum SF:	60,007 SF	A: 1600 V: 480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	2.53 Ac / 110,213 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 60 / Ratio: 1.0:1		Vacant:	Yes
Taxes:	\$62,140 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Manufacturing	Market/Submarket:	Carson/Compton
Zoning:	ML-D			APN#:	7319033061

Listing Company: The Klabin Company

Agents: [David Prior 310-329-9000](mailto:David.Prior@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com), [Nicholas Buss 310-329-9000](mailto:Nicholas.Buss@klabin.com)

Listing #: 39555779

Listing Date: 01/10/2024

FTCF: CB250N000S000/A0AA

Notes: Sprinkler Calculation: .33/4000. 8 DH: (1) 20x10; (2) 18x10; (1) 10x12; (1) 10x10, 21'5" clear height. Major refurbishment completed 2024. Lessee to verify all information contained herein.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

