

The Klabin Company

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

Available SF 76,468 SF

Industrial For Lease

Building Size 76,468 SF


Address: 17907 S Figueroa St, Los Angeles, CA 90248

Cross Streets: S Figueroa St/Victoria St

New Class A - Free Standing Distribution Building
 LEED Gold Certification
 Fully Secured - 2.63 Acre Concrete Yard
 Excess Trailer/Container Parking
 19 DH Doors - 10 Dock Levelers
 Seamless Connectivity to Major Ports & LAX

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: Net / Op. Ex: \$0.58
Available SF: 76,468 SF
Minimum SF: 76,468 SF
Prop Lot Size: 5.05 Ac / 220,086 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1

Sprinklered: ESFR
Clear Height: 32'
GL Doors/Dim: 1
DH Doors/Dim: 19
A: 3000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2025
Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 0.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 7,634 SF / 9
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 3,746 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7339-008-037

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com), [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com), [Patrick Granger 310-863-8071](mailto:Patrick.Granger@klabin.com), [Mark Granger 310-323-1550](mailto:Mark.Granger@klabin.com)
Listing #: 40915353

Listing Date: 06/15/2025

FTCF: CB300N000S000

Notes: OpEx: \$.58/SF. 75+ container stalls. 7 EV charging stalls with room for expansion. First-class finishes throughout. Co-listed with Mark Granger and Patrick Granger at Granger Co. Lessee to verify all information contained herein.

