

Available SF 2,072 SF

Industrial For Lease

Building Size 19,395 SF

**Property Name:**

The Main Business Center

Address:

17800 S Main St, Unit 109, Carson, CA

Cross Streets:

90248 S Main St/E Albertoni St

The Main Street Business Center
 Multi-Tenant Building
 Shared Loading Dock
 Immediate Access to the 405, 110, 91 Freeways
 Gated Business Park

Lease Rate/Mo:	\$3,315.20	Sprinklered:	No	Office SF / #:	150 SF
Lease Rate/SF:	\$1.60	Clear Height:	16'-	Restrooms:	1
Lease Type:	Modified Gross / Op. Ex: \$0.24	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	2,072 SF	DH Doors/Dim:	1 / Shared Loading Dock	Finished Ofc Mezz:	0 SF
Minimum SF:	2,072 SF	A: 100 V: 220/220 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1990	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	3 / Ratio: 3.2:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Carson/Compton
Zoning:	ML-D			APN#:	7339002032
Listing #:		Listing Date:			

Notes: CAM is estimated at \$0.24.

