

# 2104

E. 223RD ST  
CARSON, CA

±129,295 SF CLASS A+ BUILDING FEATURING  
±4.25 ACRES OF DEDICATED EXCESS YARD



OWNED, DEVELOPED AND MANAGED BY



DELIVERING SUMMER 2026

EXCLUSIVELY MARKETING BY



## PROJECT FEATURES

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### LOCATION

Unrivaled location featuring heavy-industrial zoning designation with no use restrictions and ultra-convenient access to Ports of LA/LB, LAX, millions of consumers and a deep labor pool of diverse talent.

### FUNCTIONALITY



Built to be the most efficient and effective solution in the market for users in any industry.

From Port-related users to world-class Advanced Manufacturers, the project is designed to propel users forward with an unmatched combination of image, functionality and features.



### ACCESS

Situated a mere 6 miles north of both the Ports of LA and Long Beach with unrivaled access to multiple major freeways, as well as, the Alameda Corridor, this project offers seamlessly connects users from Port, to warehouse to doorstep from one strategic location in the heart of the South Bay.

## BUILDING SPECIFICATIONS

- ±129,295 SF of Class A+ Industrial
- ±9,971 SF of Fully-Finished Two-Story Office (±4,971 SF of Mezzanine Office)
- 36' Minimum Clear Height
- Fifteen (15) Dock-High Loading Positions and One (1) Ground-Level Ramp
- Oversized Truck Court – Up to 319' Deep
- ESFR Sprinklers with K-22 Heads
- 2000 AMPs of Power (Expandable)

## YARD SPECIFICATIONS

- ±4.25 Acres of Fully-Gated, Lighted and Secured Yard Area
- Truck Parking/Container Storage Approved
- 134 Striped 40' Container Stalls (or 250 Vehicle Spaces)
- 100% Concrete Yard Area
- Private 40' Wide Driveway with Off-Street Queuing Lane
- Utilities Stubbed to Future Guard Shack
- Immediately Contiguous to Warehouse with Access via Existing Rail Crossing

# PROJECT SPECIFICATIONS

- ▶ State-of-the-art design with 36' minimum clear heights, high-image two-story office and oversized truck court
- ▶ Convenient access to 405, 710, 110, 105 and 91 Freeways, as well as, Alameda Corridor
- ▶ Heavy industrial zoning ensures ability to operate 24/7 without restrictions
- ▶ 4.25 acres of contiguous yard area finished with 5.5" of reinforced concrete across the site to ensure long-term durability and minimal maintenance
- ▶ Located off a lightly traveled private drive for unencumbered access
- ▶ Situated in the heart of the South Bay industrial market with access to a deep and diverse labor pool

6

Miles to Ports of LALB

\$375

Average Drayage Cost to Site

16MM

Population within a 60 Mile Radius

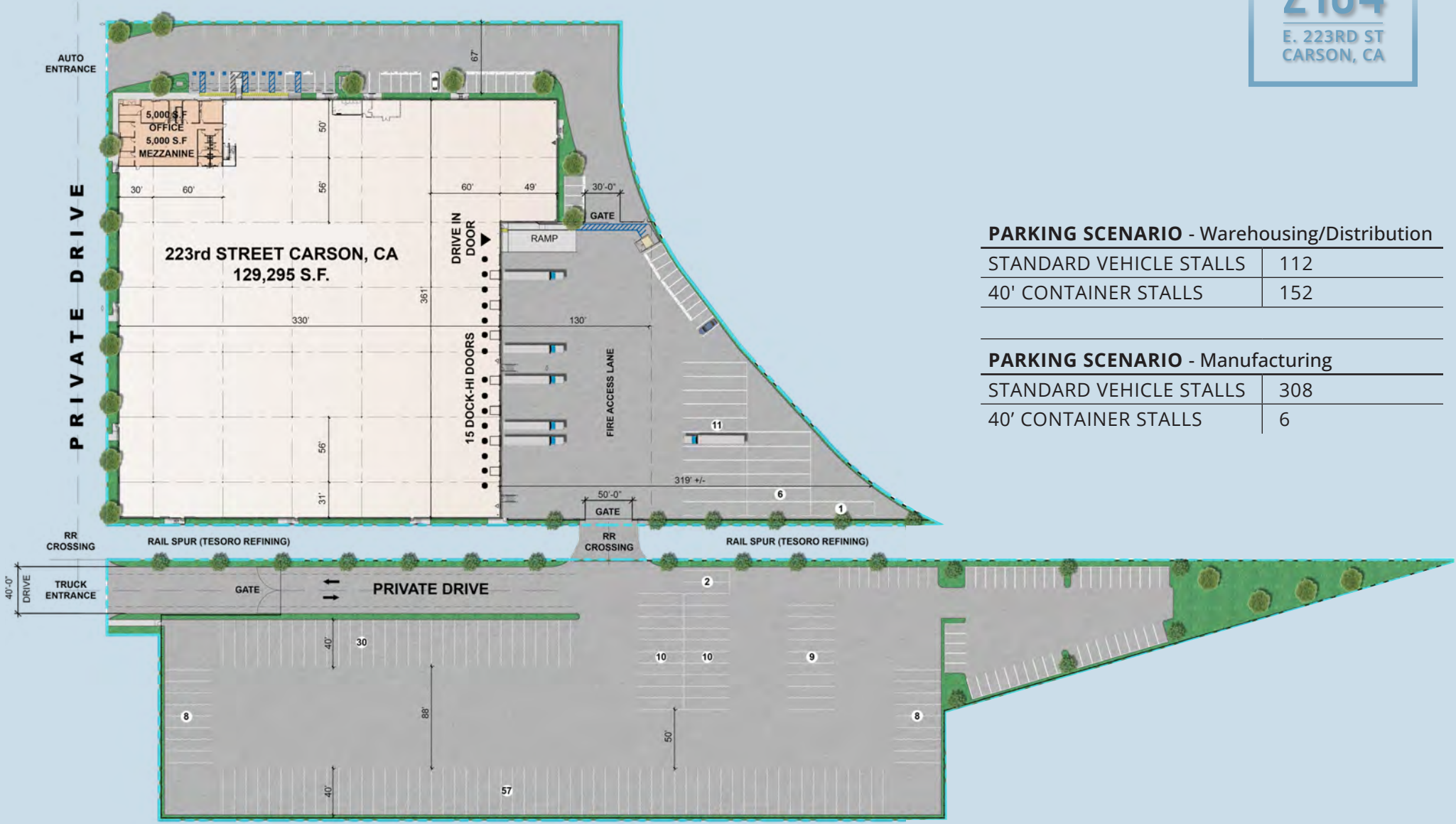
150+

On-Site Container Parking



# SITE PLAN

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**PARKING SCENARIO - Warehousing/Distribution**

STANDARD VEHICLE STALLS	112
40' CONTAINER STALLS	152

**PARKING SCENARIO - Manufacturing**

STANDARD VEHICLE STALLS	308
40' CONTAINER STALLS	6

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