

Available SF 3,108 SF

Industrial For Lease - Hold

Building Size 19,395 SF

**Property Name:**

The Main Business Center

**Address:**

17800 S Main St, Unit 120, 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:** \$4,972.80  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Modified Gross / Op. Ex: \$0.24  
**Available SF:** 3,108 SF  
**Minimum SF:** 3,108 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** ML-D

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 1 / Shared Loading Dock  
**A: 100 V: 220/220 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1990  
**Whse HVAC:** No  
**Parking Spaces:** 7 / **Ratio:** 1.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 750 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7339002032

**Listing Company:** Colliers - El Segundo  
**Agents:** [Josh May 310-321-1808](mailto:Josh.May@colliers.com)  
**Listing #:**  
**Notes:** Call broker for commission information. CAM is estimated at \$0.24.

**Listing Date:****FTCF:**

**Josh May**  
[Josh.May@colliers.com](mailto:Josh.May@colliers.com)  
310-321-1808