

# INDUSTRIAL / FLEX FOR SALE

20706 MAIN ST. CARSON, CA 90745

**MAJOR  
PRICE  
REDUCTION!**



SCAN OR CLICK FOR  
VIRTUAL TOUR TO:  
[www.20706Main.com](http://www.20706Main.com)

**AVAILABLE:** ±9,770 SF Industrial Building  
on ±18,006 SF Lot

**APN:** 7336-015-034

- **Seller Financing Available**
- Free-Standing Warehouse / Flex / R&D Building
- 150' of Frontage on Main Street
- 43% Office / R&D Space and 57% Warehouse
- 1 Ground Level Door

**PRICE: \$2,198,250**  
**(\$225 PSF)**

- 15 Parking Spaces
- Concrete and Gated Yard
- Minutes to 405 and 110 Freeways and Close Proximity to 91 Freeway



FOR MORE INFORMATION, PLEASE CONTACT:

**Garrett Massaro, SIOR**

Principal | DRE# 01771471

562.354.2516 | [gmassaro@leelalb.com](mailto:gmassaro@leelalb.com)

**Brandon Carrillo**

Principal | DRE# 01745362

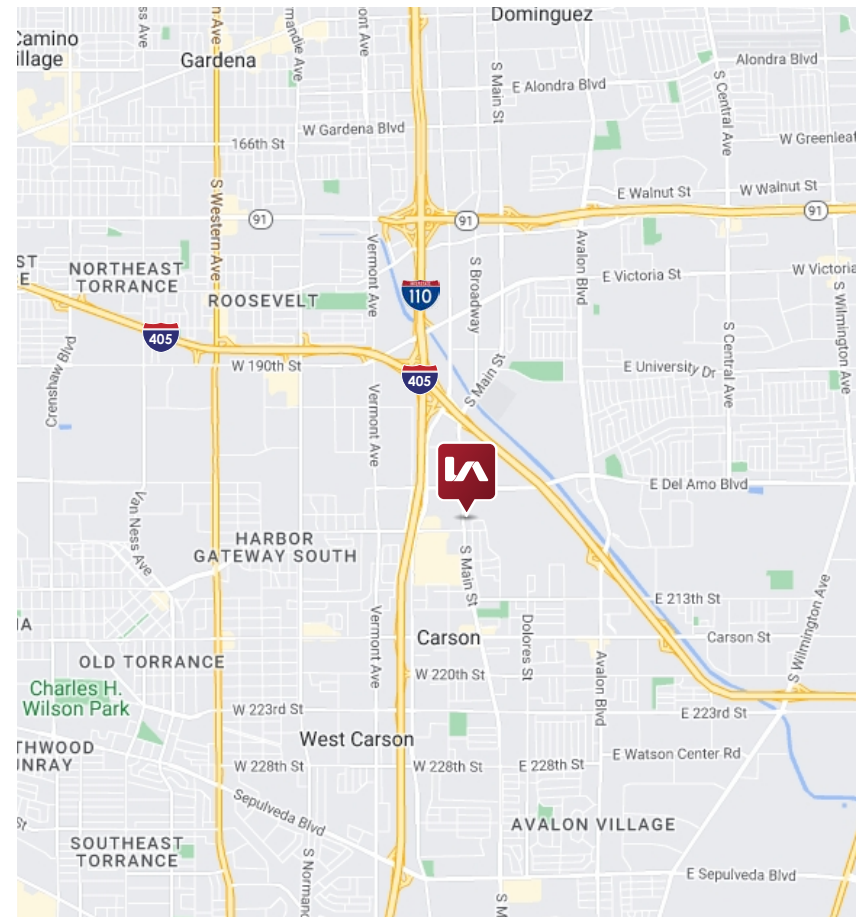
562.354.2510 | [bcarrillo@leelalb.com](mailto:bcarrillo@leelalb.com)

**Max P. Eddy**

Associate | DRE# 02163858

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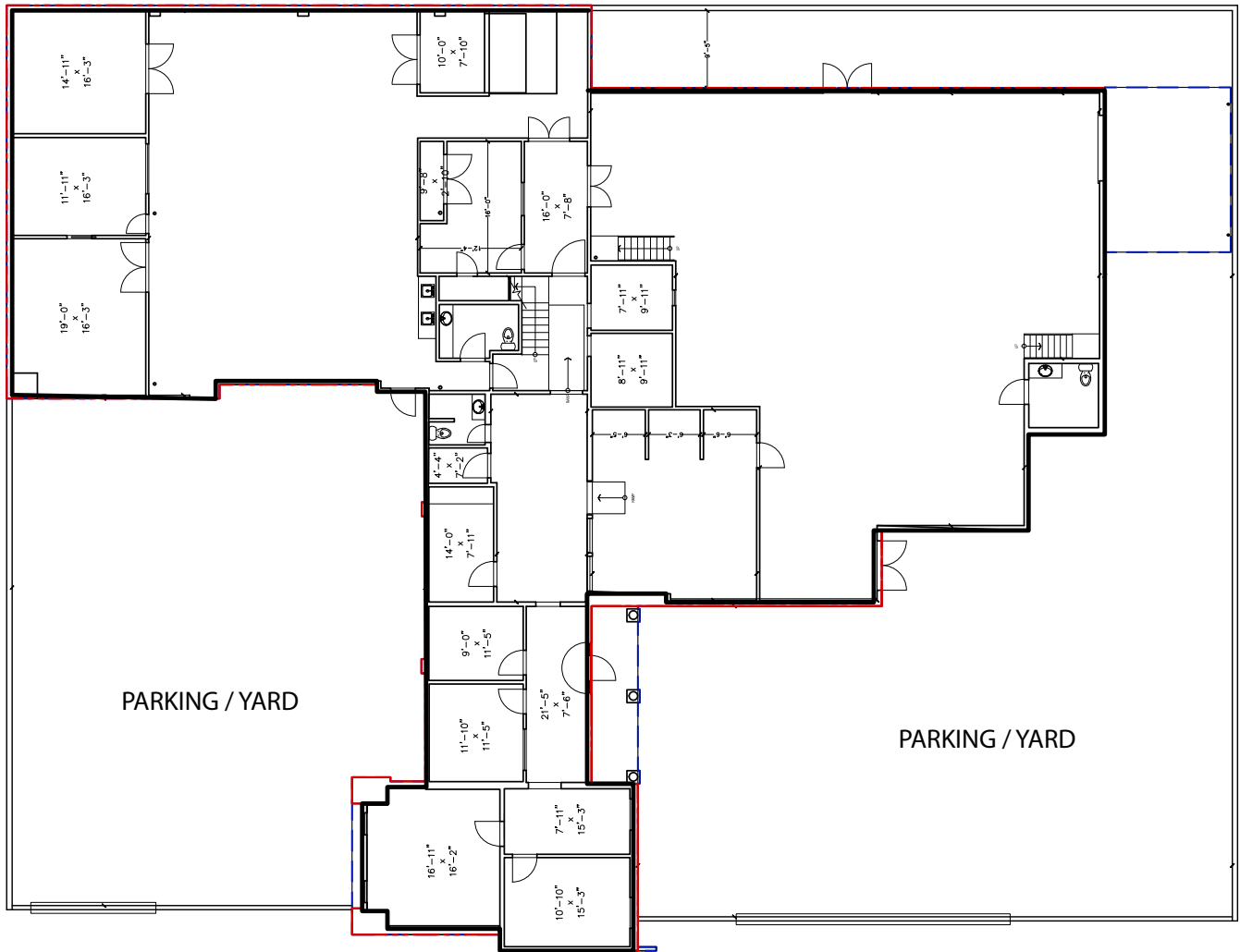
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## First Floor- Floor Plan (As Built)



MAIN ST.

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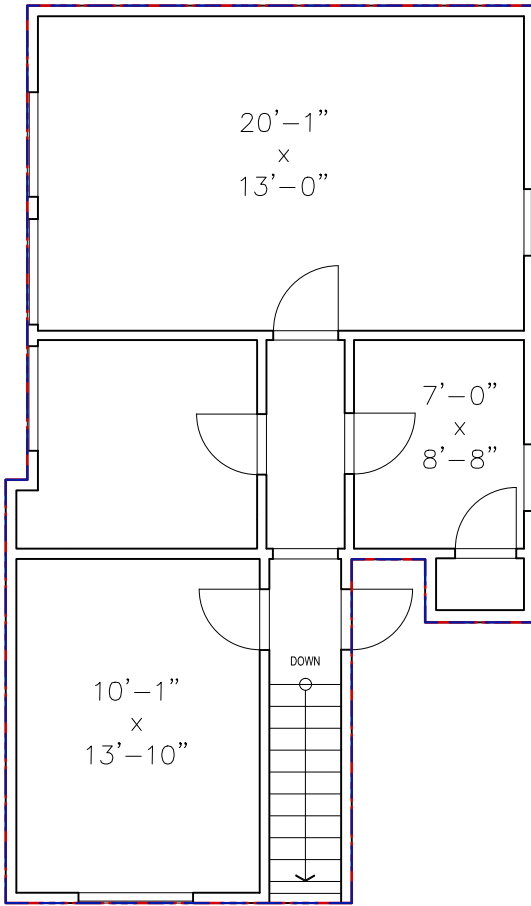
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Second Floor- Floor Plan (As Built)

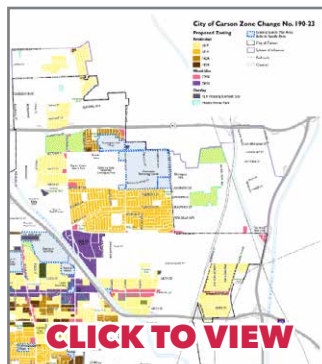
AERIAL



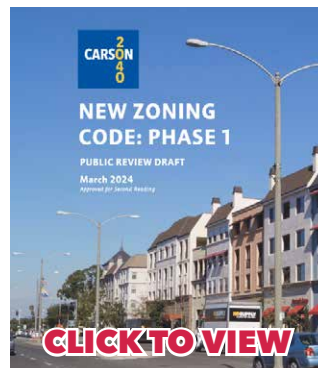
## NEW CARSON ZONING INFORMATION

**Zoning:** Corridor Mixed Use (CMX)

Zoning Map



Approved Uses



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