



127,930 SF AVAILABLE FOR LEASE

PREMIER LAST MILE WAREHOUSE DISTRIBUTION FACILITY

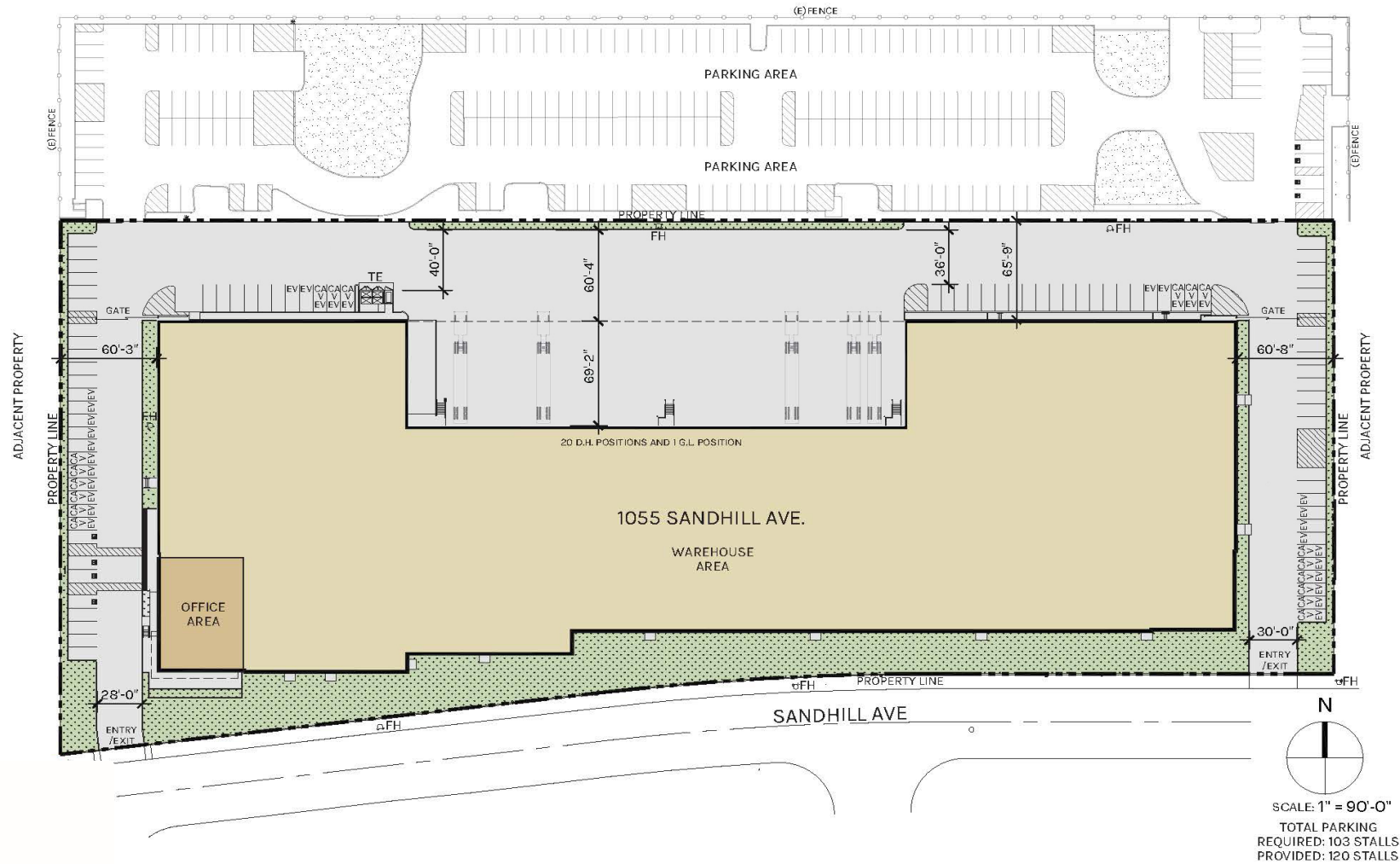
1055 Sandhill Avenue | Carson, CA 90746



Property Highlights

- Excellent Warehouse Distribution Building
- Large, Fenced Yard - 130' Loading Distance
- Extra Automobile Parking Possible
- 20 Dock High, 1 Ground Level Door
- 7,296 SF Office Space
- 3,351 SF Mezzanine
- 3,000 Amps, 277/480 Power
- ESFR Sprinkler
- 32' Minimum Ceiling Height
- Building being constructed to achieve LEED Silver Certification
- Delivery Q2 2024





PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

BUILDING
127,930 SF

LAND
252,027 SF

CONTAINER STALLS
None

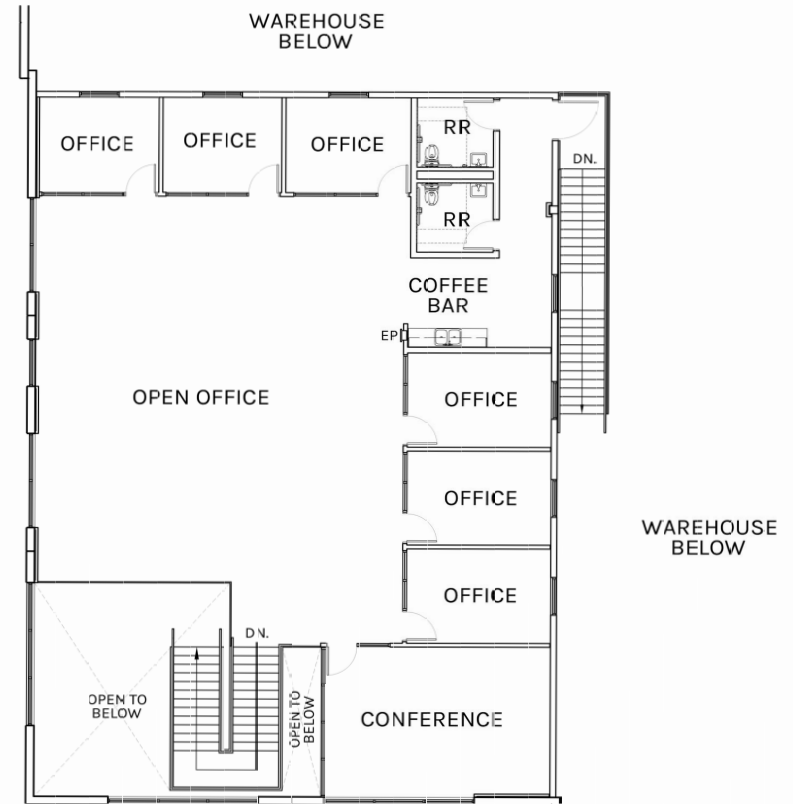
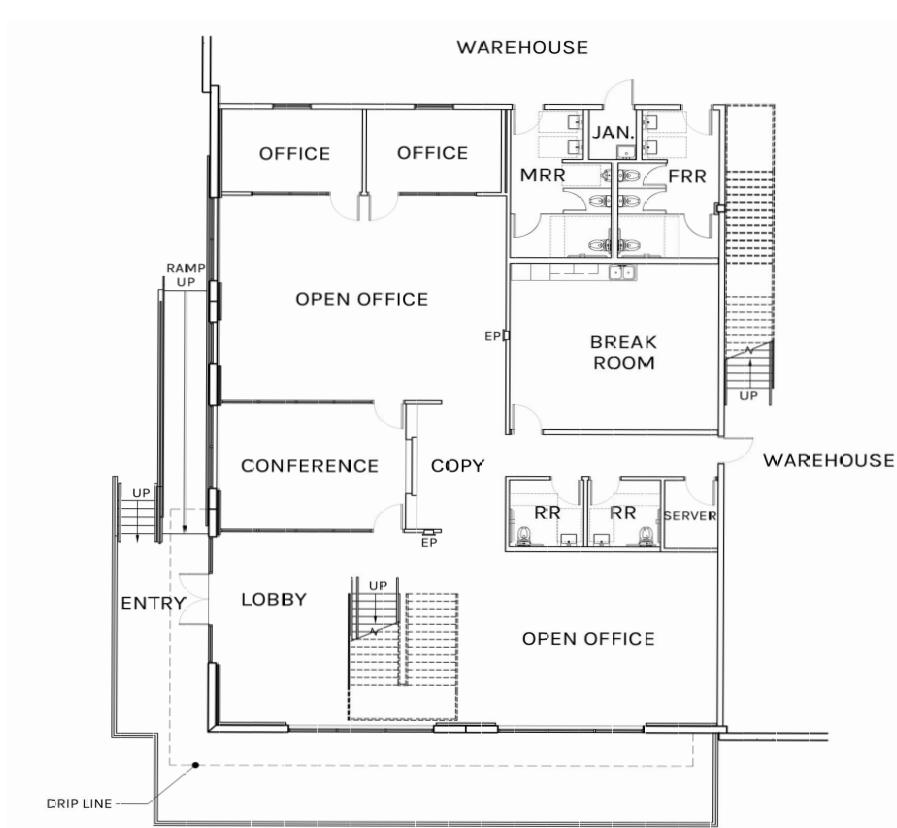


FIRST FLOOR OFFICE

3,945 SF

MEZZANINE FLOOR PLAN

3,351 SF

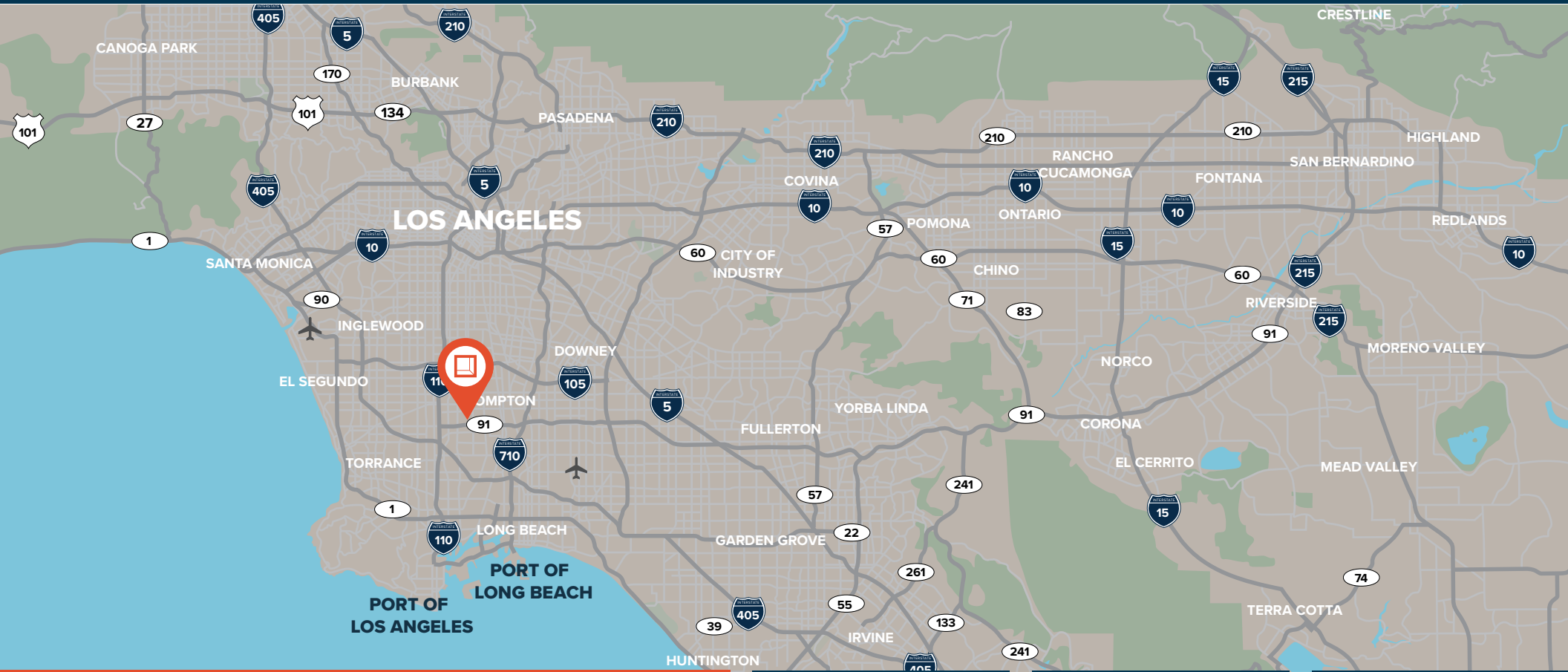


WAREHOUSE
120,634 SF

OFFICE
7,296 SF

TOTAL
127,930 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Location Highlights

- Ideal South Bay location
- Immediate access to 110, 405, 105 & 91 freeways
- Access to 12 million people in 35 mile radius
- Premier e-commerce/last mile fulfillment site
- City of Carson

1.5 Miles
to I-110

12 Miles
to LAX

13 Miles
to Long Beach Airport

1.7 Miles
to CA-91

14 Miles
to Port of Long Beach
and Los Angeles

1.4 Miles
to UPS Hub

3.2 Miles
to I-405

15 Miles
to DTLA

2.8 Miles
to FedEx Hub