

INDUSTRIAL FOR LEASE

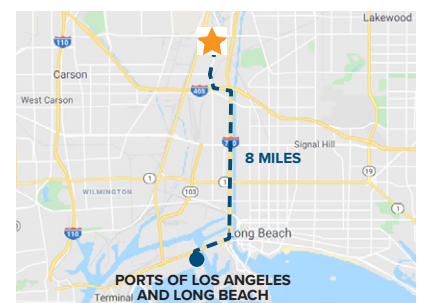
45,216 SF

2725 E. EL PRESIDIO STREET
CARSON, CA 90810



PROPERTY FEATURES

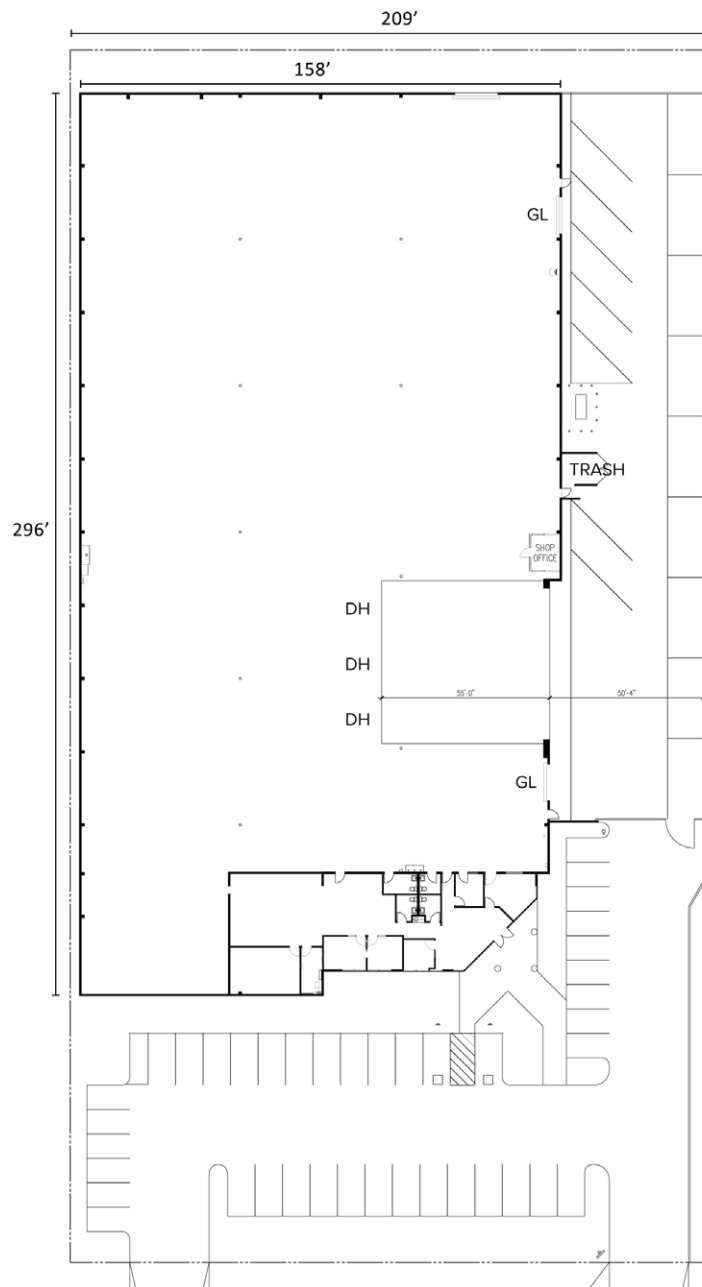
- Modern High-Image Corporate Facility
- Dock High and Ground Level Loading
- 24' Warehouse Clear Height
- 2,000 Amps of Power
- Concrete Yard and Parking Lot
- Centrally Located Between 710, 91, and 405 Freeways



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Building Highlights

- 45,216 SF Building
- 3,090 SF Office Space
- 3 Dock High and 2 Ground Level Doors
- 2000 Amp 277/480V Power
- 55 Parking Spaces
- 24' Ceiling Height
- .33/3000 Sprinklers
- CAMH Zoning
- Asking Rate: \$.95 NNN OPEX \$.11 PSF

