

Available SF 42,690 SF

Industrial For Sublease
Building Size 85,344 SF


Property Name: Carson Town Center
Address: 21046 Figueroa St, Unit A, Carson, CA 90745
Cross Streets: S Figueroa St/W Torrance Blvd

Long Term Possible Sublease Until 9/30/2030
 Immediate Access to the 110 And 405 Fwys
 State of the Art Class A Building
 Corporate Image Facility in a Business Park Environment
 10 Miles From the Port of Los Angeles/Long Beach
 6 Dock High & 1 Ground Level

Lease Rate/Mo:	\$51,228	Sprinklered:	ESFR	Office SF / #:	4,397 SF
Lease Rate/SF:	\$1.20	Clear Height:	30'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1	Office HVAC:	
Available SF:	42,690 SF	DH Doors/Dim:	6	Finished Ofc Mezz:	0 SF
Minimum SF:	42,690 SF	A: 2000 V: 0: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Sublease Through 9/30/2030	Const Status/Year Blt:	Existing / 2002	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	MH			APN#:	7336-007-019,7336-007-020
Listing Company:	Lee & Associates				
Agents:	John Son 714-564-7183				
Listing #:	29805502	Listing Date:	02/09/2022	FTCF:	CB000N0000S000/AOAA
Notes:	Call broker for commission information.				



LONG TERM SUBLEASE (CLASS A BLDG) \$1.20 NNN

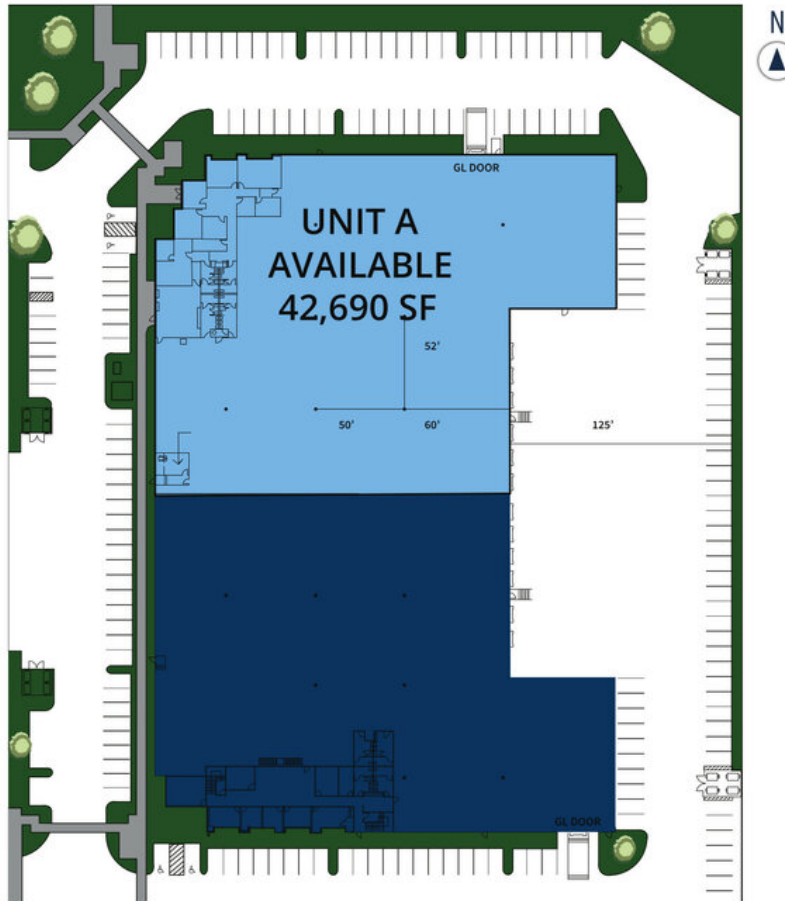
21046 FIGUEROA ST. UNIT A

Carson, CA 90745



COMMERCIAL REAL ESTATE SERVICES

+/- 42,690 SF



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