

FOR LEASE

# 2850 EAST EL PRESIDIO ST

CARSON, CA 90810



## *An 87,725 SF Logistics Building For Lease*

Gated secure yard/truck court/guard shack/cul-de-sac street

24' minimum clear height/120' truck court

Ten 10'x12' dock high loading positions

1 grade level door via ramp

7,857 SF of two-story office space

New LED warehouse lights

ESFR Sprinkler System/125 car parking spaces

100 KW solar panel for electricity cost savings/30+ skylights

1,000 amps, 277 volts, 3 PH and 600 amps, 480 volts, 3 PH

Fenced outside storage area of approximately 6,000 SF

Refurbishment complete

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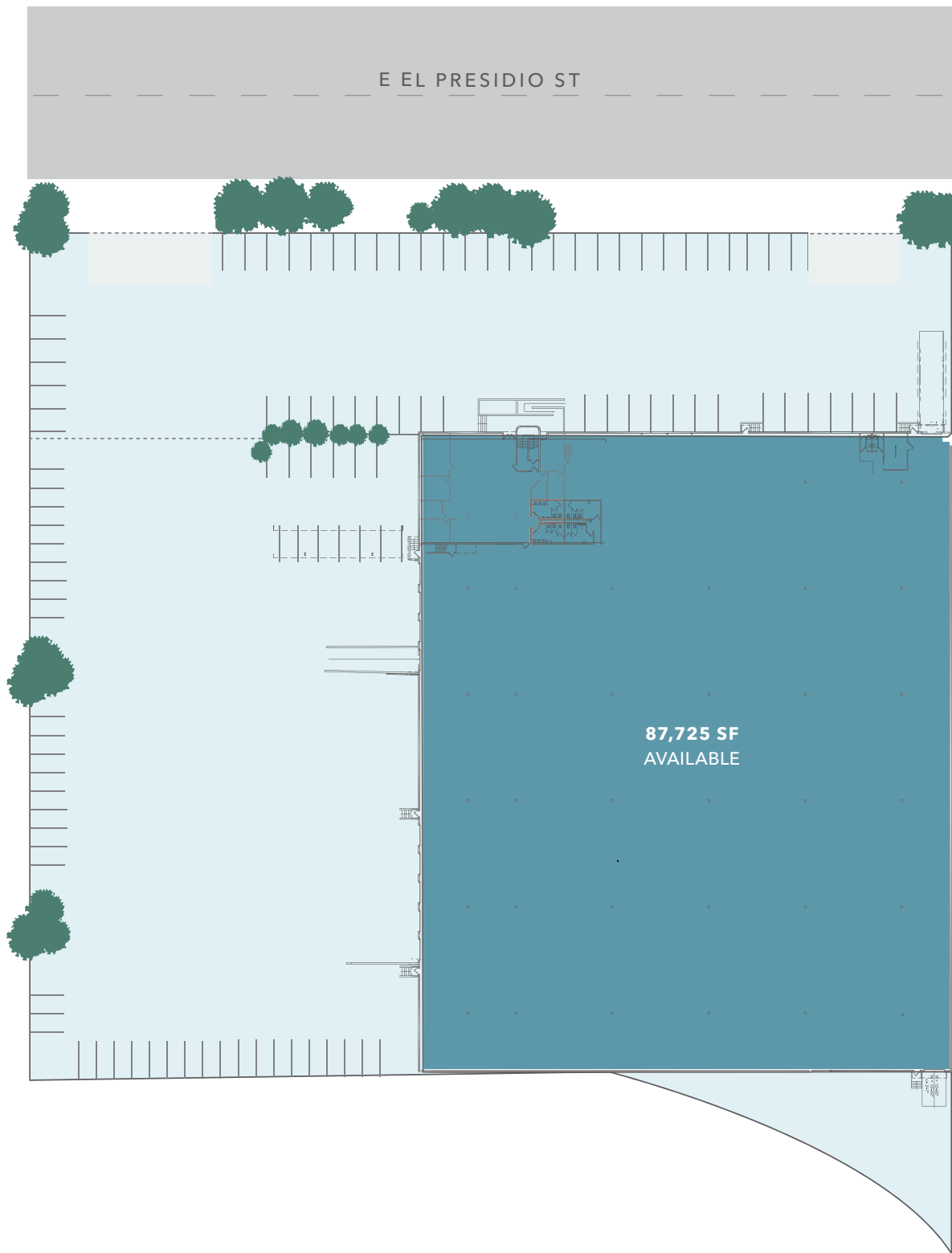
**TBD**  
PSF NNN RATE

**100 KW**  
SOLAR PANEL SYSTEM

**10 DH**  
LOADING POSITIONS

**km Kidder  
Mathews**

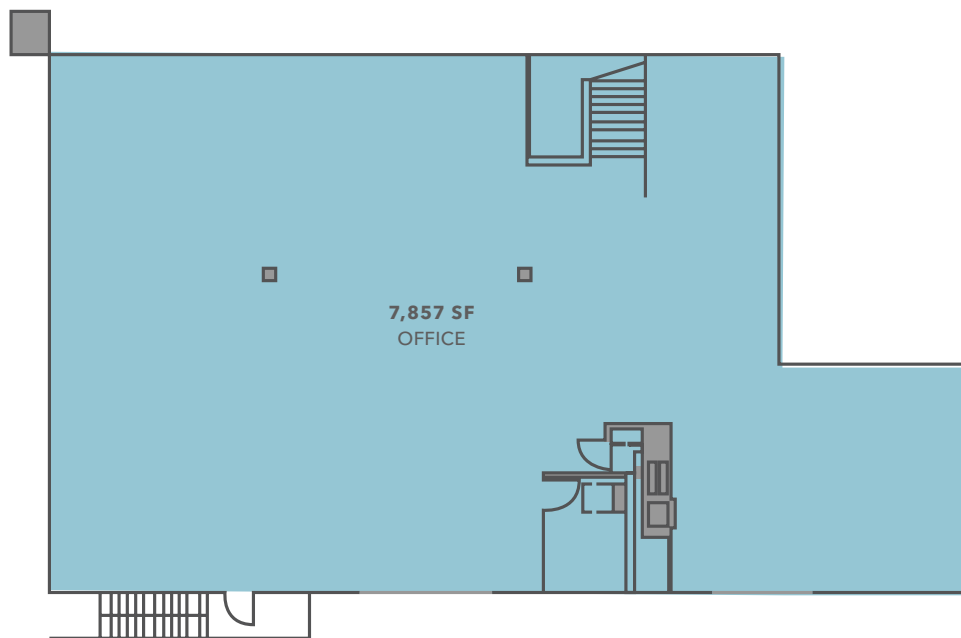
# SITE PLAN



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## SECOND FLOOR



## PROPERTY FEATURES

|                   |            |                   |                                                                                  |
|-------------------|------------|-------------------|----------------------------------------------------------------------------------|
| BUILDING SIZE     | 87,725 SF  | CONTAINER/TRAILER | Storage areas at South end of truck court and in between the banks of dock doors |
| ON GRADE OFFICE   | 4,000 SF   | PARKING           | 125 automobile spaces                                                            |
| MEZZANINE OFFICE  | 3,857 SF   | BAY SPACING       | Typical 48' x 52'                                                                |
| WAREHOUSE AREA    | 79,868 SF  | SPRINKLER         | ESFR Sprinkler System                                                            |
| BRAND NEW         | LED lights | SOLAR PANEL       | 100 KW system                                                                    |
| LOADING POSITIONS | 10         | CLEAR HEIGHT      | 24' minimum                                                                      |
| GRADE LEVEL DOORS | 1 via ramp | TRUCK COURT DEPTH | 120 feet                                                                         |

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