



CARSON 225 MANUFACTURING DISTRICT

AVAILABLE FOR LEASE



225

146

PHASE 1: 36,000 & 48,750 SF

FREE STANDING BUILDINGS

CRANE-READY MANUFACTURING DEVELOPMENT

 **CARSON
COMPANIES**

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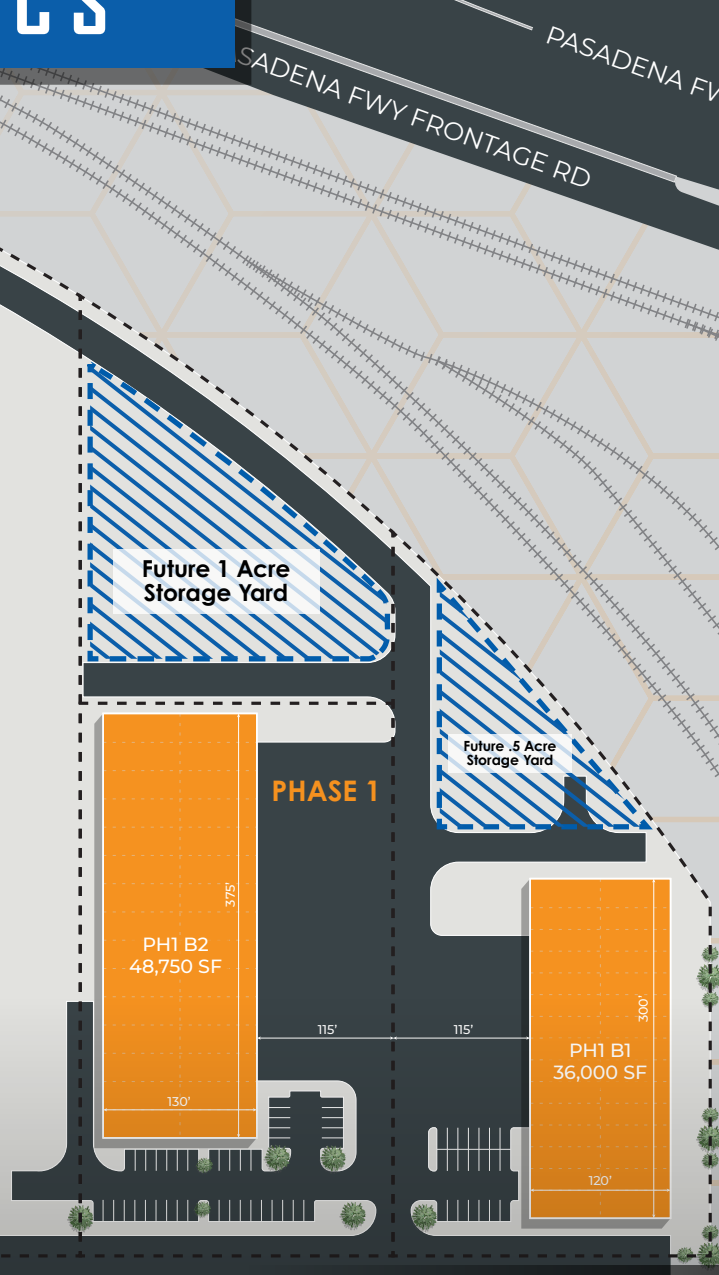
**KBCADVISORS**

PROPERTY SPECS

PHASE 2

14.1 Acres

Build-to-Suit



BUILDING 1

36,000 Total SF

PEMB Construction with Tiltwall Facade

30' Eave Height

20-Ton Crane-Ready

20' Hook Height

ESFR Sprinkler System

Doors: (1) 18x20, (2) 14x16, (1) 16x20

1,200 AMPS

±3.02 Acres

Office: 1,800 SF

BUILDING 2

48,750 Total SF

PEMB Construction with Tiltwall Facade

30' Eave Height

20-Ton Crane-Ready

20' Hook Height

ESFR Sprinkler System

Doors: (1) 18x20, (3) 14x16, (1) 16x20

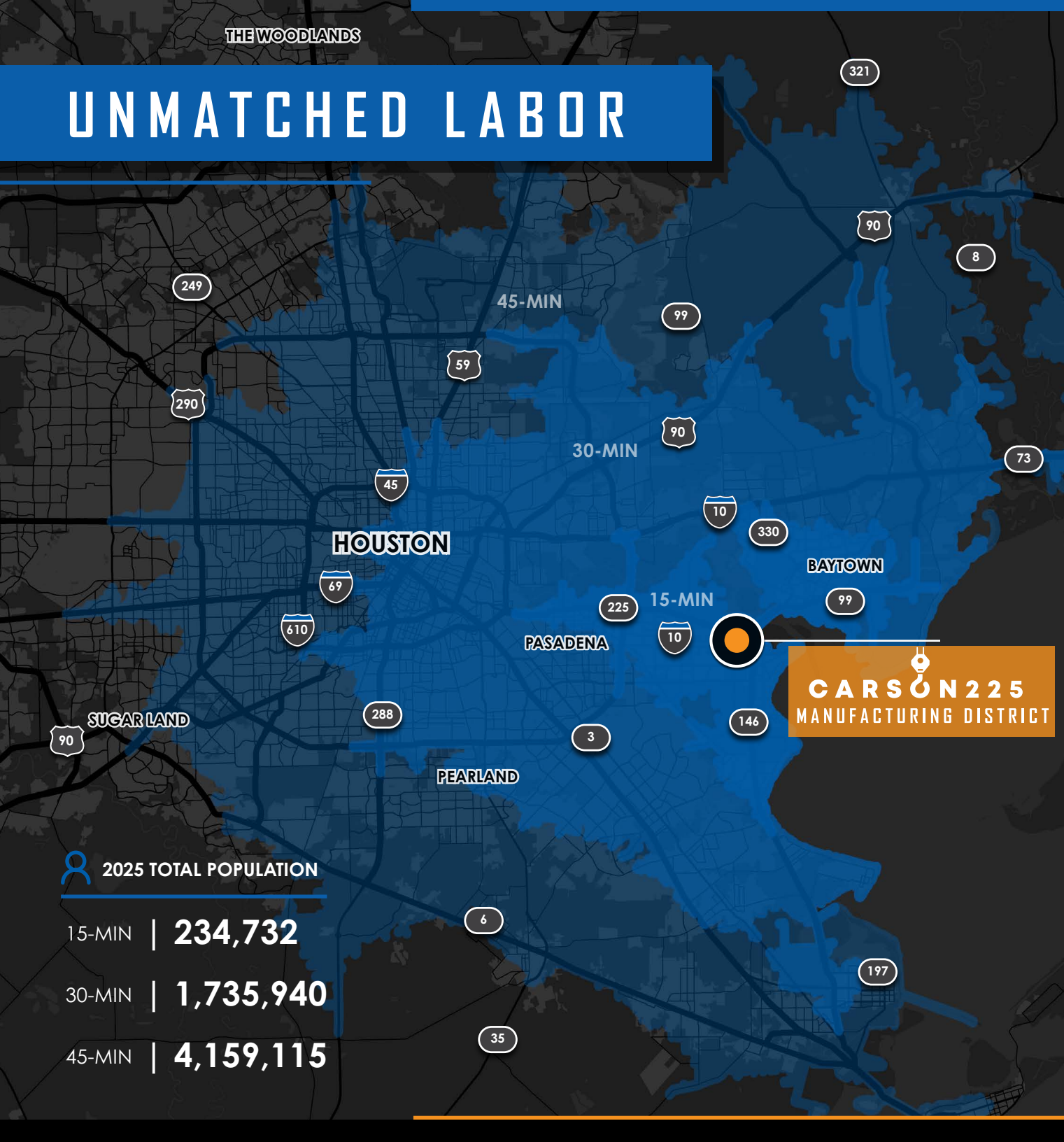
1,200 AMPS

±4.59 Acres

Office: 2,500 SF



UNMATCHED LABOR



2025 TOTAL POPULATION

15-MIN | **234,732**

30-MIN | **1,735,940**

45-MIN | **4,159,115**

WAREHOUSE WORKERS

\$17.44 Average Earnings (HOURLY)



Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	16%	1,062	2,453
30 Min	16%	6,498	26,361
45 Min	16%	11,801	65,987

FORKLIFT DRIVERS

\$20.19 Average Earnings (HOURLY)



Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	38%	279	458
30 Min	38%	1,782	4,322
45 Min	40%	1,652	10,253

CARSON 225 MANUFACTURING DISTRICT

MANUFACTURES & FABRICATORS

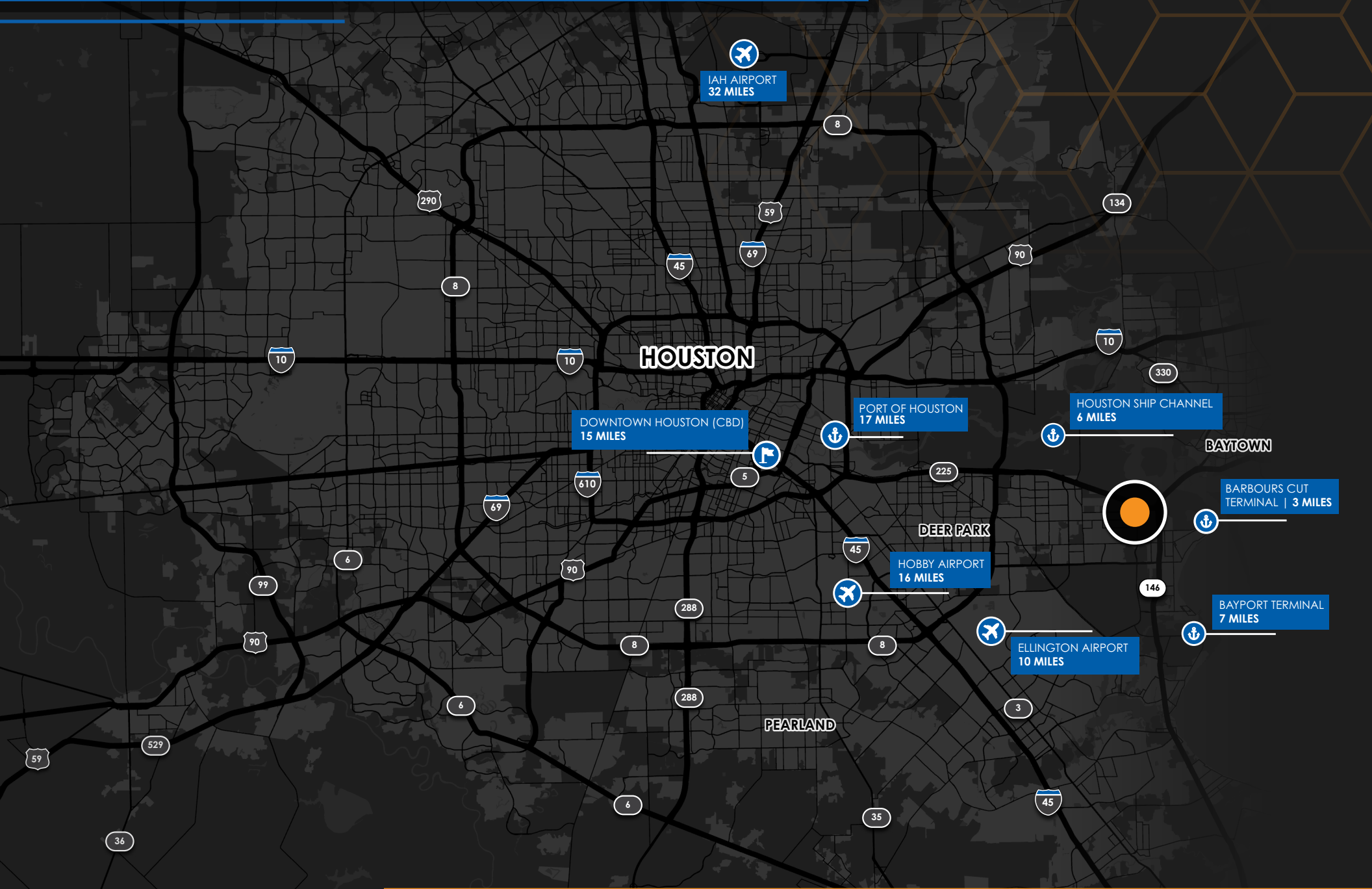
\$20.36 Average Earnings (HOURLY)



Drive Time	Growth in Past 5 Years	Net Commuters	2025 Residential Workers
15 Min	13%	489	444
30 Min	4%	1,667	4,828
45 Min	5%	3,077	11,969



A GATEWAY TO THE REGION



CARSON 225

MANUFACTURING DISTRICT

CONTACT TEAM

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