

CARSON

COMMERCE CENTER

±1,619 - 3,088 SF UNITS AVAILABLE

FOR LEASE



LEAPWOOD AVE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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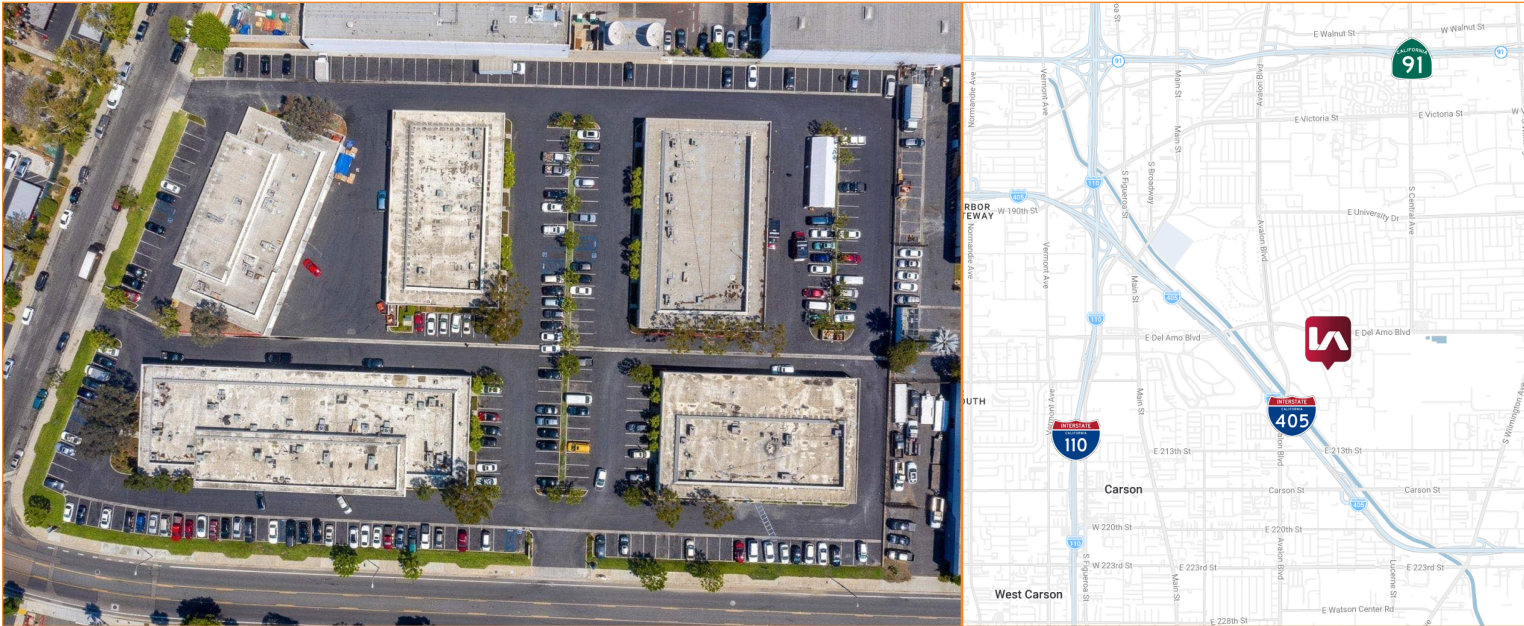
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All information furnished regarding the property has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Tenant shall verify all property information, zoning, allowable uses, parcel data, financing terms, and development standards. The parties involved shall not be held liable for any inaccuracies contained herein.

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PROPERTY OVERVIEW

Carson Commerce Center is a multi-tenant commercial business park in Carson, California, offering a flexible mix of office and industrial units suited for small businesses, service providers, light industrial users, and growing companies.

- ±1,619 - 3,088 SF commercial units available for lease
- Five-building, 40-unit business park
- Flexible office and industrial unit options
- Unit sizes within the project range from approximately 900 - 4,000 SF
- ±467 on-site parking spaces
- Located approximately 0.5 miles from the I-405 Freeway
- Walking distance to SouthBay Pavilion Mall
- Direct access to nearby retail, dining, and everyday amenities
- DMX zoning
- Central South Bay location with strong regional connectivity

FOR MORE INFORMATION

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LEE & ASSOCIATES
LOS ANGELES - LONG BEACH

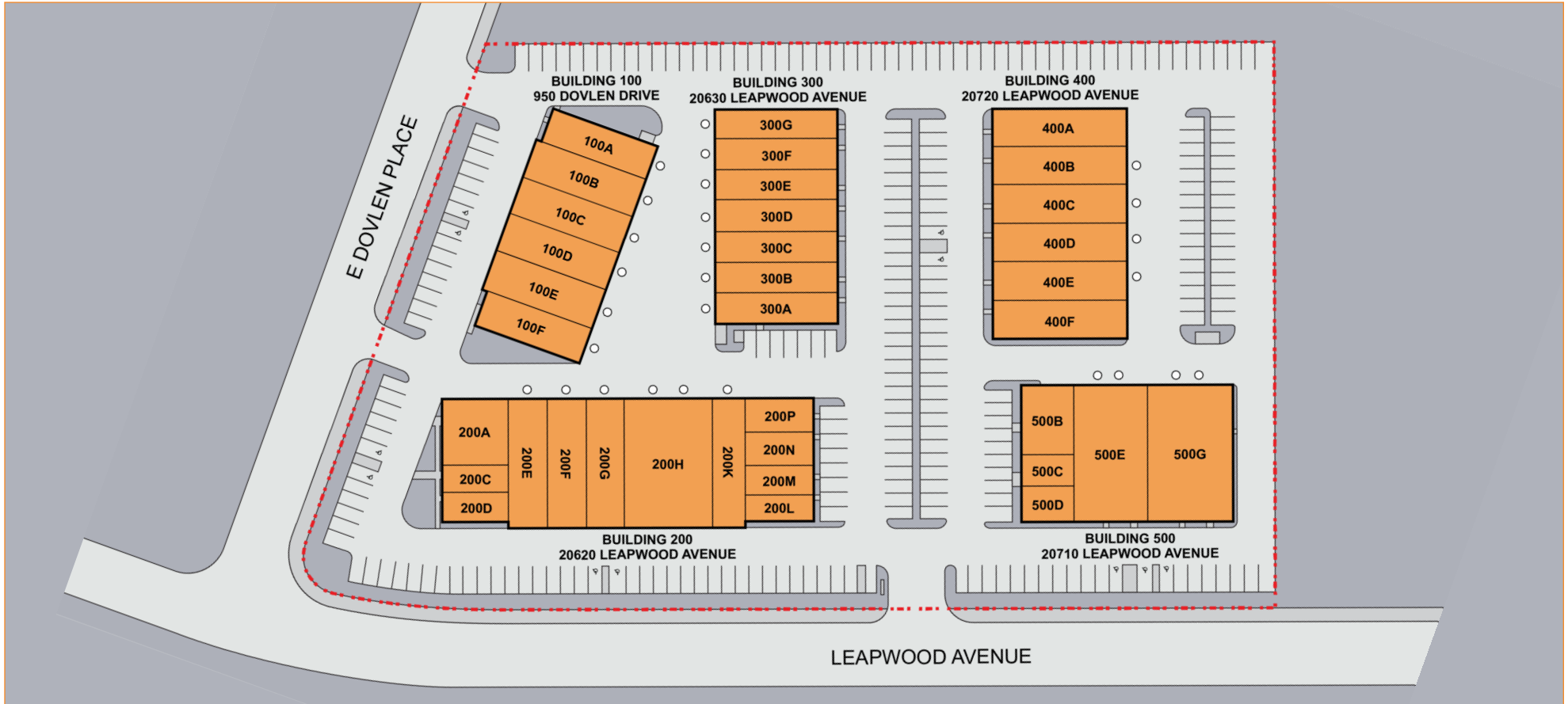
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PROPERTY FEATURES

No. of Buildings	Five (5)
No. of Units	Forty (40)
Unit Types	Industrial and Office
Unit Sizes	±900 - 4,000 SF
Parking Spaces	±467

AVAILABLE SUITES

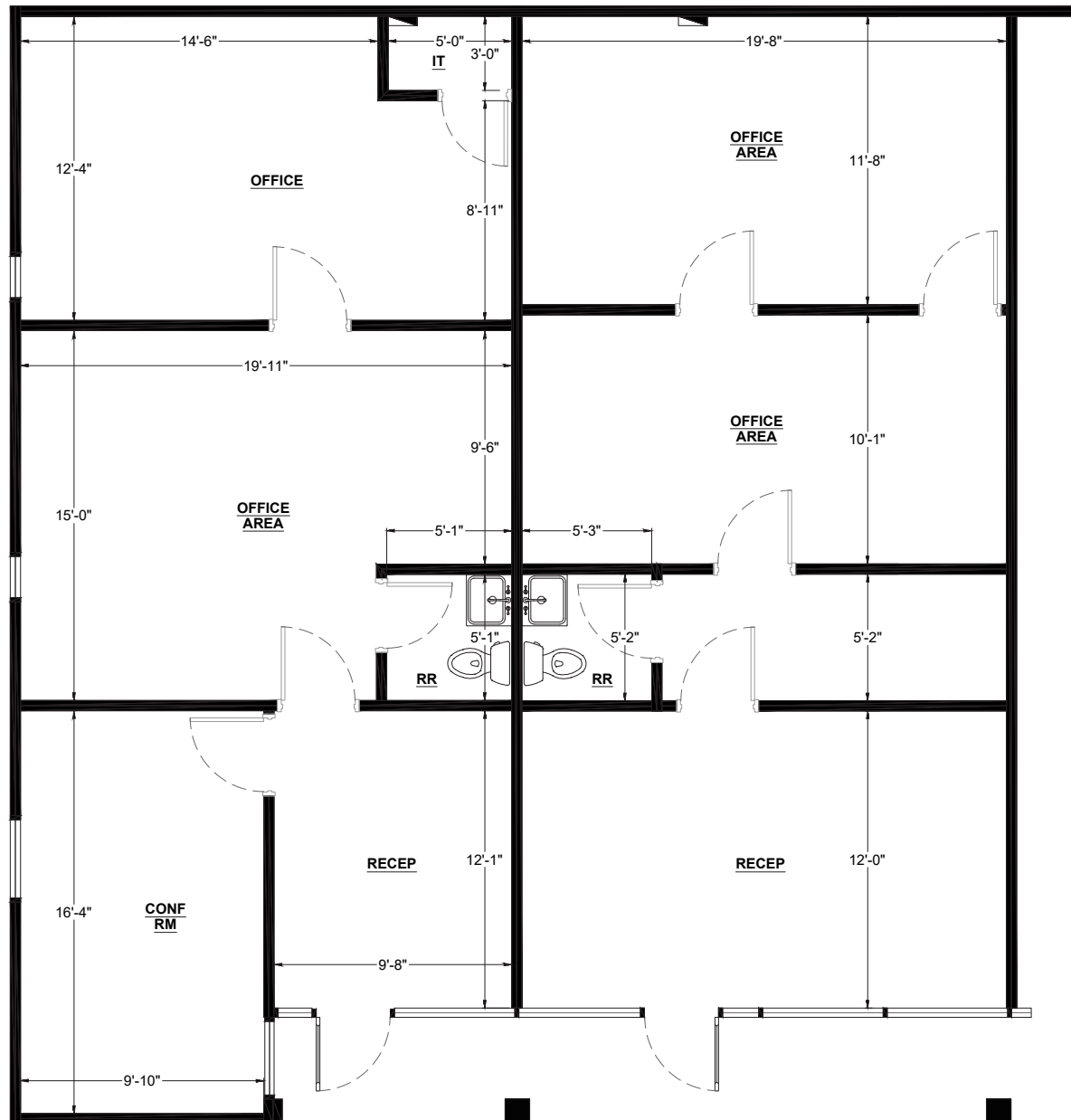
SUITE	SIZE	TYPE	RATE	AVAILABLE
200A	1,789 SF	Office	\$1.70 / SF GROSS	Now
200G	3,088 SF	Industrial	\$1.86 / SF GROSS	Now
300B	1,619 SF	Industrial	\$1.90 / SF GROSS	Now

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SUITE 200A FLOOR PLAN



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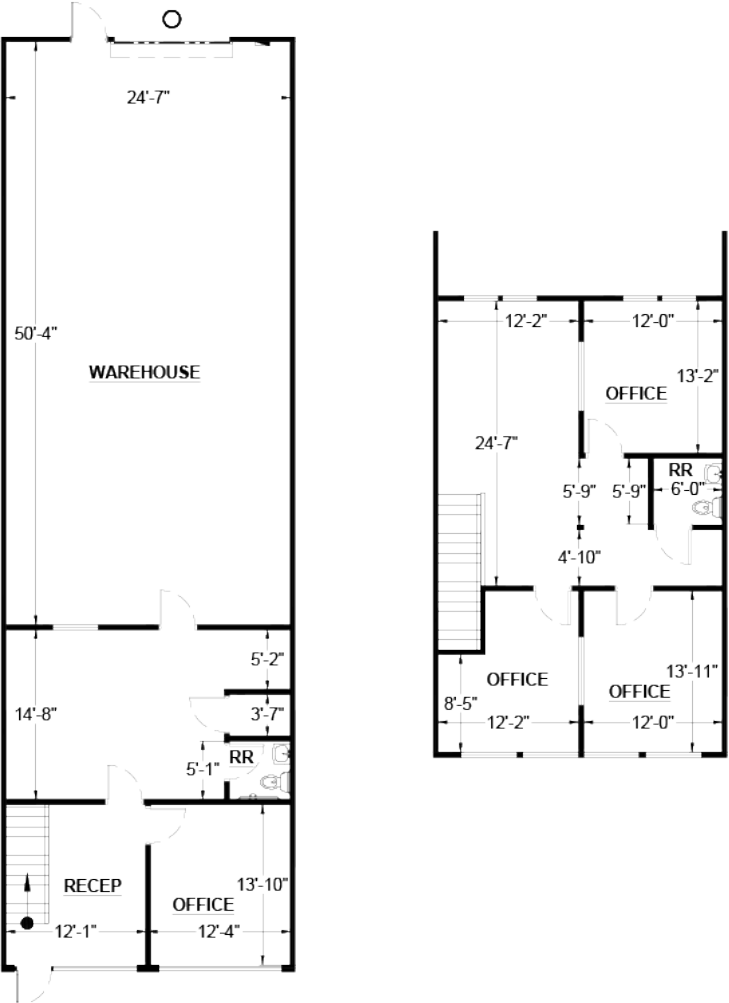
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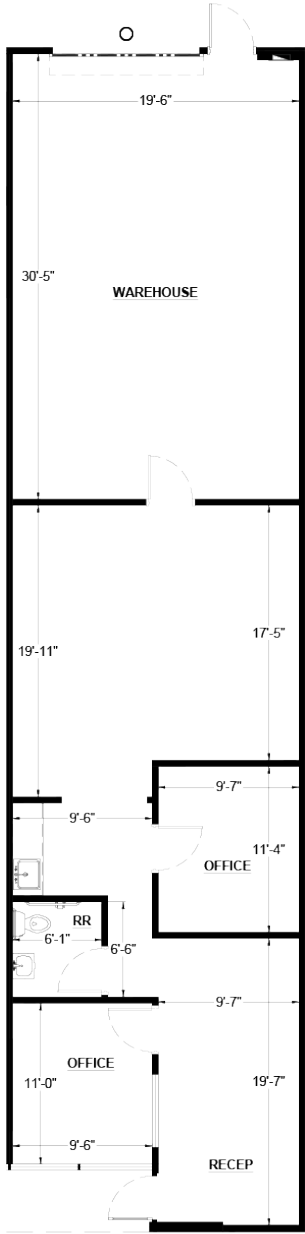
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SUITE 200G FLOOR PLAN



SUITE 300B FLOOR PLAN



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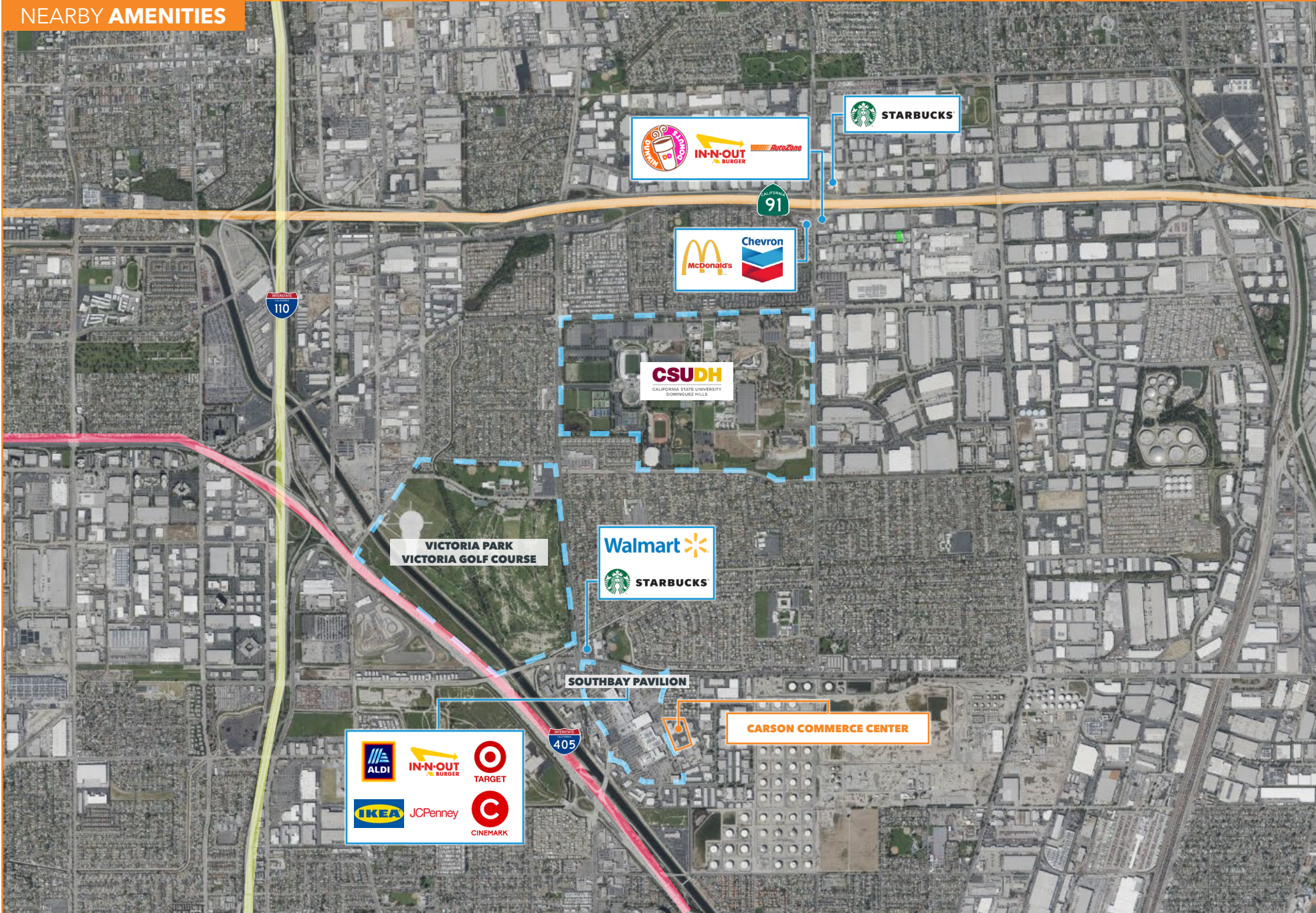
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NEARBY AMENITIES



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