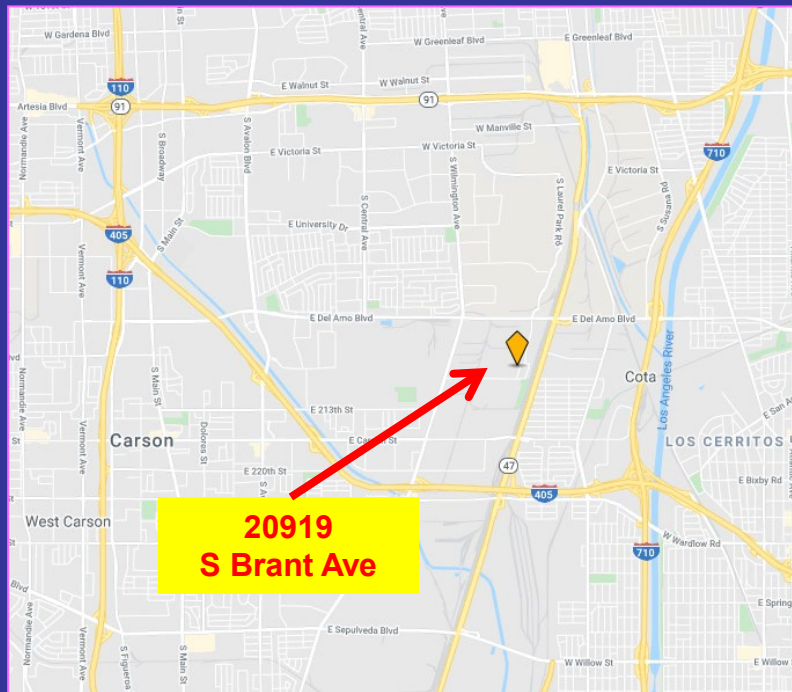


Carson, California 90810

A photograph of a single-story brick building with a light-colored, curved roof. The building features a large white roll-up door on the right and a smaller white door with a barred window on the left. A small white ramp leads to the smaller door. The building is surrounded by a paved area and other industrial structures in the background.

- ❖ **Total Building SF: 3,888 SF**
- ❖ **Lot Size: 0.16 Acres (7,134 SF)**
- ❖ **Zoning: CAMH&D**
- ❖ **Roof Type: Laminated/GLU Wood Beam**
- ❖ **Year Built: 1969/R2022**
- ❖ **Ground Level Doors: 2 (10x10)**
- ❖ **Office Area: 531 Square Feet**
- ❖ **Clear Height: 12'+**
- ❖ **Fenced Yard: Yes**
- ❖ **Construction Type: Block**
- ❖ **Parking: 10 spaces (2.6:1)**
- ❖ **Yard: Concrete**
- ❖ **Power: 400 Amps, 120-240 Volts, 3 Phase, 4 Wire**
- ❖ **APN#: 7318-016-015**
- ❖ **Sale Price: \$1,600,000 (\$411.52 psf)**
- ❖ **Monthly Rent: \$1.25 PSF NNN (\$4,860.00)**
- ❖ **OPEX: Estimated at \$0.384 PSF (\$1,495.00)**



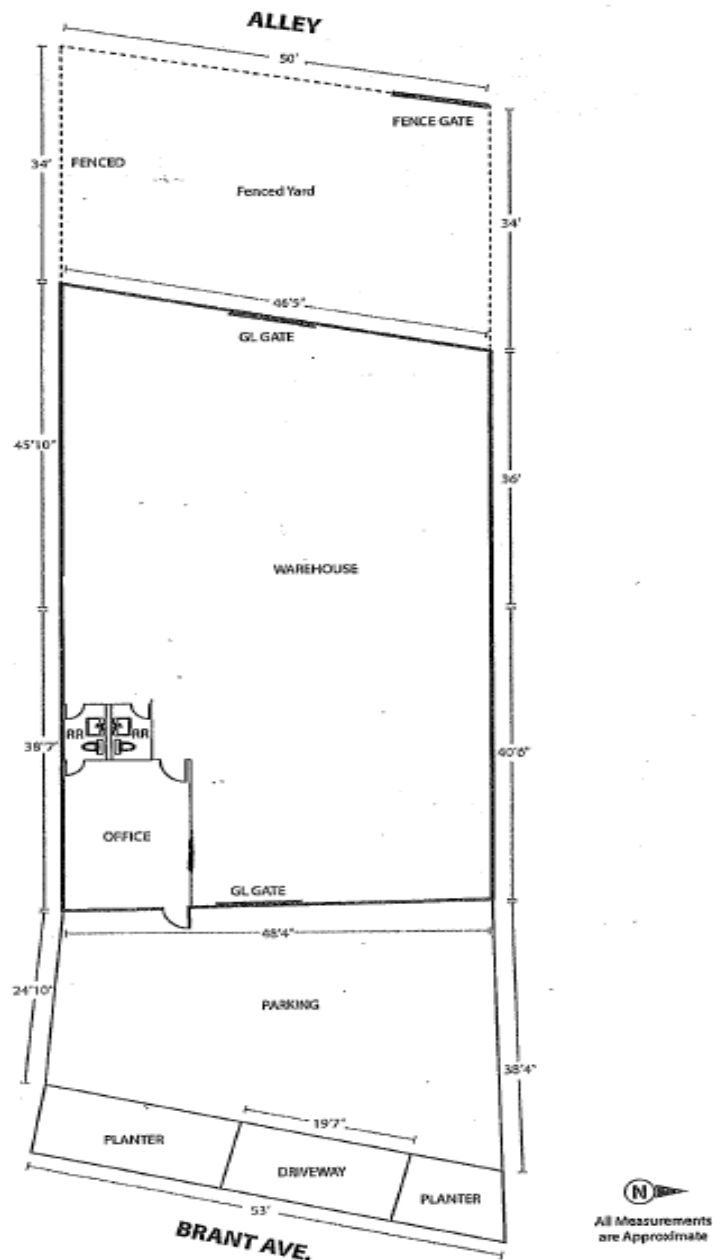
INDUSTRIAL FOR SALE / LEASE

20919 South Brant Avenue

Carson, California 90810

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