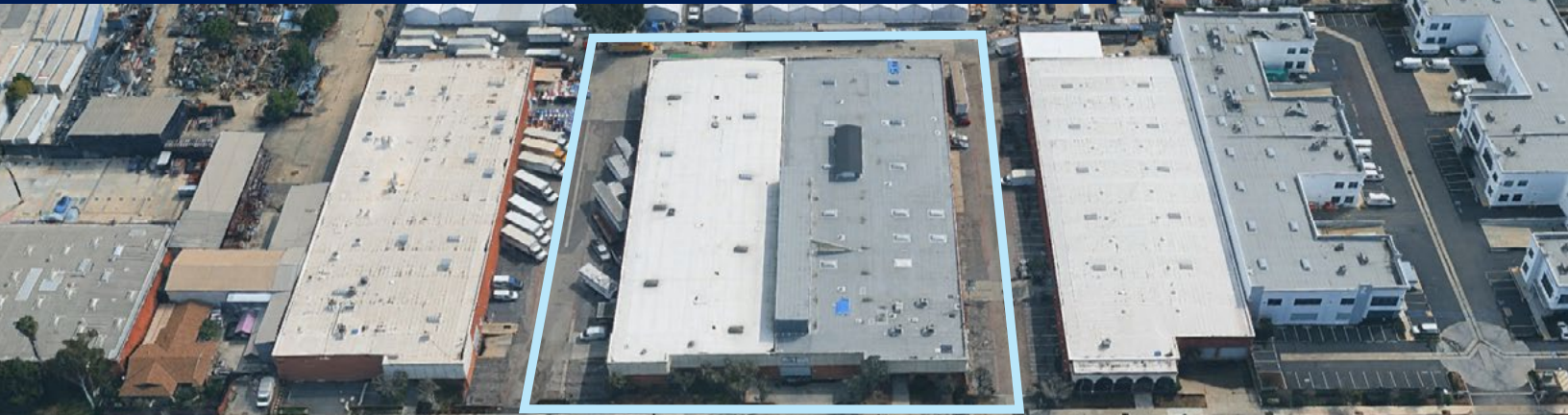


FOR LEASE

17908 S Figueroa Street, Carson, CA 90248



Asking Lease Rate:

TBD per month, Industrial Gross

Features

- Building: ± 67,334 SF
- Lot: ± 111,558 SF
- Yard: Wrought Iron Fenced, Paved Asphalt and Concrete
- Offices: ± 3,015 SF (Does not include mezzanine shop office)
- Loading: 6 Dock High (2 in front; 4 positions exterior dock platform in back), 3 Ground Level (1: ±11'x10'x14'; 1: ±16'x10'; 1: ±21'x12 small ramp)
- Clearance: ± 19'-33'
- Power: ± 4,000 Amps 277/480 Volts 3 Phase (Lessee to verify)
- Sprinklers: Yes
- Ingress/Egress: Drive Around Capacity with Two (2) Driveways / Gates – Shared with adjacent buildings
- Special Features: Possible Clarifiers, Possible Sewer Discharge Permits (Lessee to verify)
- Zoning: CAML&D*
- Year Built: 1970
- APN: 7339-006-002
- Location: Quick Access to 91, 110 & 405 Freeways
- Location: Great Access to World Ports of Los Angeles and Long Beach

Lessee to verify all data including but not limited to size, square footage, power, clearance, zoning, allowed uses with municipality and all other data*

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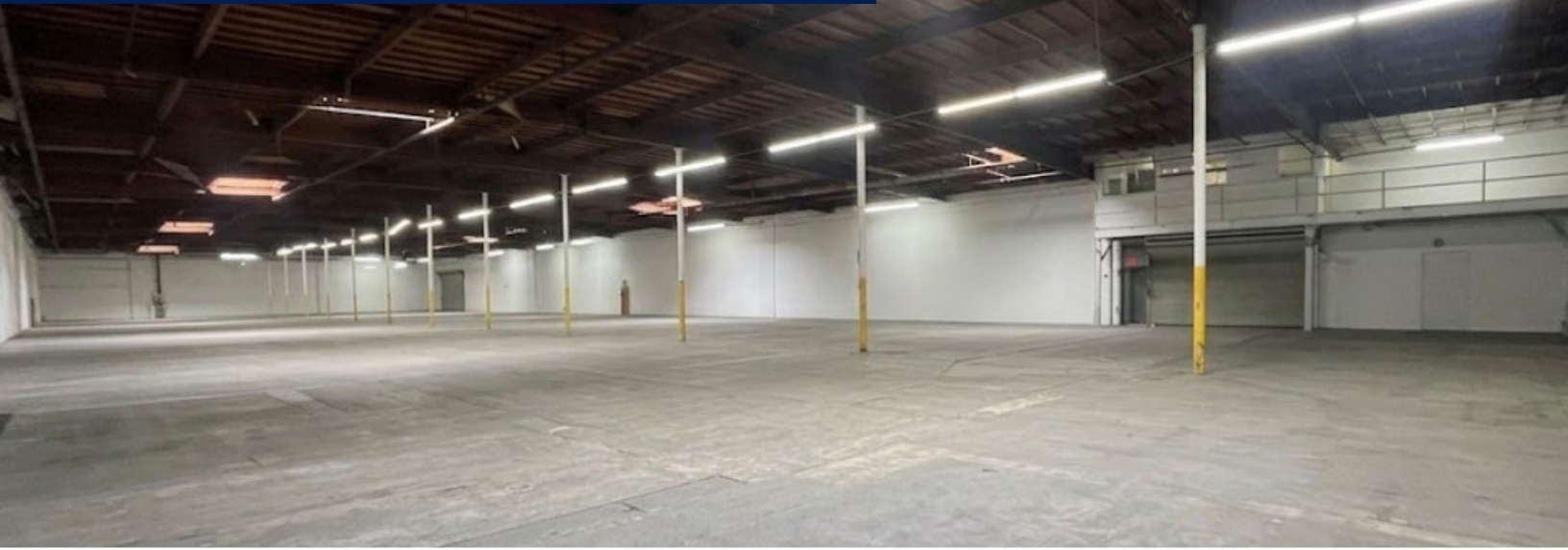
Lic. # 02111366

+1 310 321 1817

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Colliers

Property Photos



* All square footages referenced are for comparison purposes only and are not a representation or warranty. Buyer / Lessee are encouraged to measure and confirm the property size and square footages and engage a surveyor for exact determination of square footages, property lines, easements, encroachments, etc. . (Square Footage may or may not have been and are often taken from title company published data. Colliers does not know if the SF is accurate or not accurate. Note that it is common when an appraiser, architect, engineer, or real estate agent measures a property, building, lot, that each may often come up with different measurements and these measurements may often be different from what the tax assessor might publish). This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. Colliers International Greater Los Angeles, Inc.

Logistics & Accessibility

Distance to Port of Long Beach:

- Approximately 8 to 10 miles south (based on nearby Carson logistics facilities referencing port proximity)

Distance to Port of Los Angeles:

- Approximately 8 to 10 miles south (same corridor access)

Distance to LAX Airport:

- Approximately 12 to 15 miles northwest (regional reference from Carson hotel infrastructure)

Distance to Los Angeles Transportation Center (LATC / Downtown rail hubs):

- Approximately 15 to 18 miles north (no exact published data found)

Distance to Downtown Los Angeles (CBD):

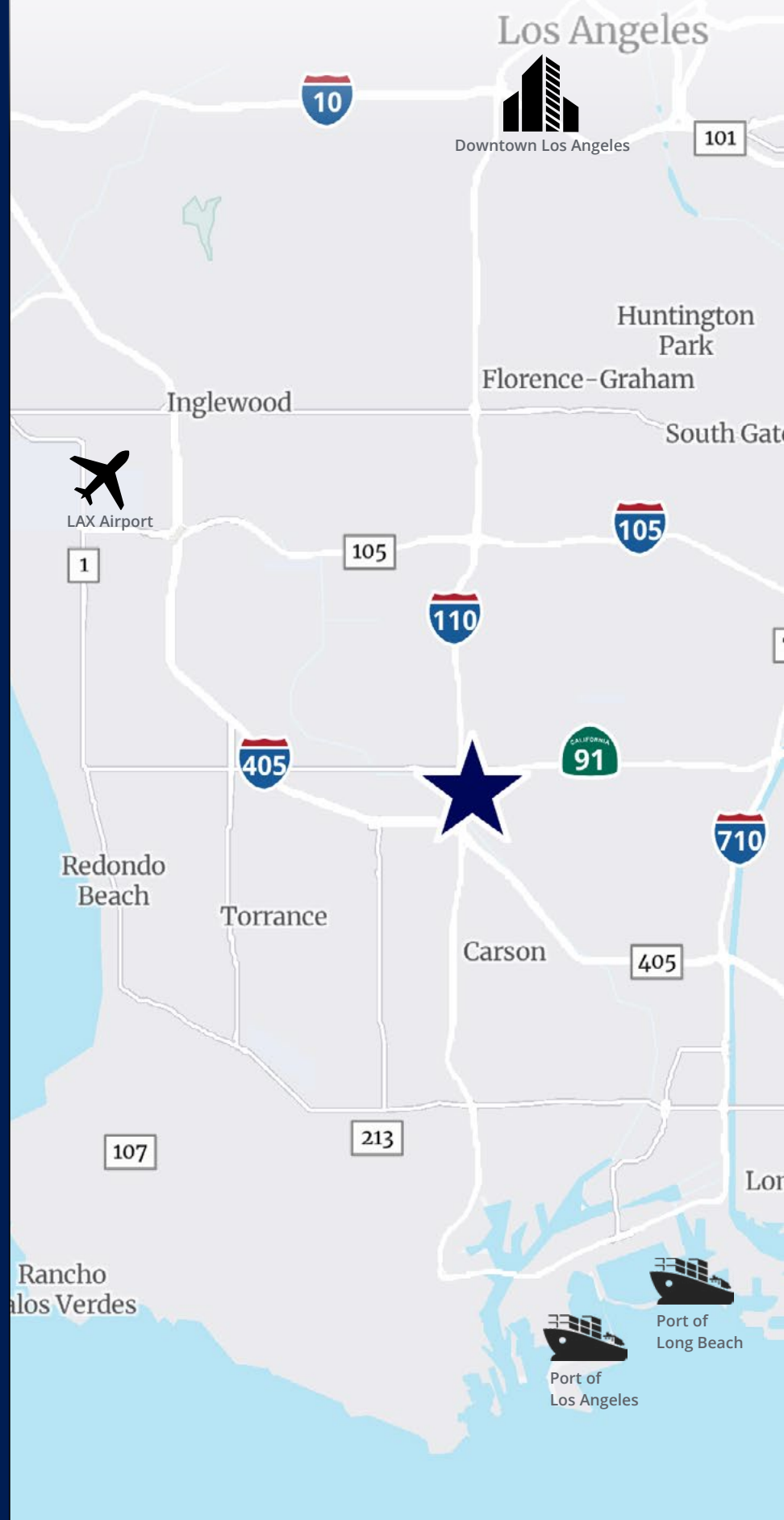
- Approximately 15 to 20 miles north

Distance to nearest freeway access:

- I 110 Harbor Freeway, immediate access within approx. 1 mile
- I 405 San Diego Freeway, approximately 1 to 2 miles
- I 91 Artesia Freeway, approximately 2 to 3 miles (based on comparable Carson industrial site access)

Distance to nearest public transit:

- Local bus corridors along Figueroa, Avalon, and Carson Street



Corporate & Government Neighbors (2–5 miles)



Representative industrial users and logistics operators in the immediate corridor:

WSI (Warehouse Specialists, LLC)

- Third-party logistics and warehouse operator 20455 S Reeves Ave, Carson, CA

JAM-N Logistics

- Freight, distribution, and fulfillment services 2140 E University Dr, Rancho Dominguez, CA

Major Port Logistics & Industrial Corridor

- Hundreds of freight, warehousing, and port-oriented operations cluster throughout Carson and Wilmington

Regional Industrial Base

- Carson contains thousands of registered businesses across industrial, logistics, and service sectors indicating a dense employment base



Amenities & Lifestyle

Hotels (Corporate & Client Use):

- DoubleTree by Hilton Hotel Carson, 2 Civic Plaza Dr
- Hampton Inn Los Angeles / Carson / Torrance

Restaurants / Dining Options:

- The Refinery (within DoubleTree Hotel)
- El Pollo Peruano, 139 E Lomita Blvd
- Broad mix of national chains and local dining along:
 - » Carson Street
 - » Avalon Blvd
 - » Main Street corridors

Executive Housing / Residential:

- Access to Torrance, Palos Verdes, Long Beach, and South Bay coastal communities for executive housing

Regional Lifestyle Advantages

- Central access to the South Bay's established commercial, retail, and hospitality infrastructure
- Close proximity to coastal amenities, golf courses, and regional recreation
- Strong integration with both Port-driven industrial activity and executive-level lifestyle amenities

Infrastructure & Development Activity

Government Infrastructure Projects:

- City of Carson capital improvement program includes:
 - » Roadway upgrades
 - » Intelligent Transportation Systems (ITS)
 - » Stormwater and infrastructure projects

Planning & Growth Initiatives:

- Carson General Plan (adopted 2023) emphasizing:
 - » Industrial and logistics optimization
 - » Mixed-use development corridors
 - » Infrastructure modernization

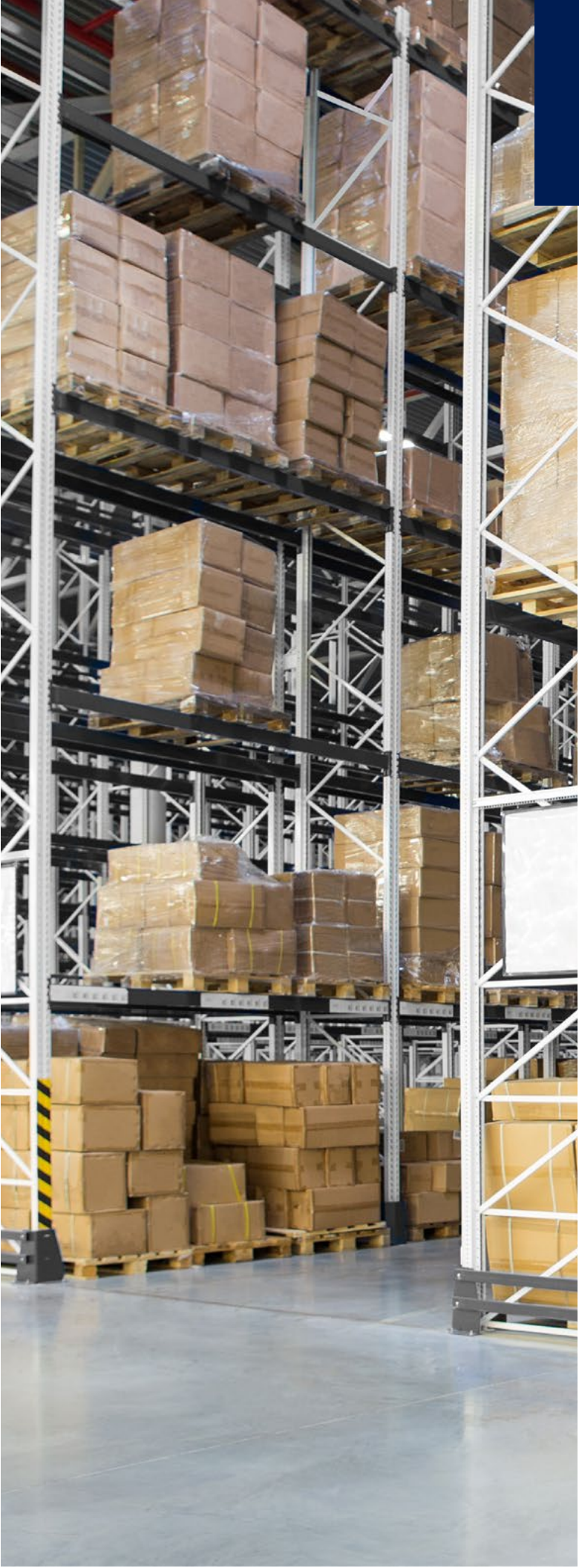
Major Development Activity:

- Phillips 66 Refinery Redevelopment:
 - » One of the largest redevelopment opportunities near the ports
 - » Potential industrial or mixed-use conversion
- Active pipeline includes:
 - » Industrial, residential, and mixed-use projects under development or review
 - » Continued shift toward higher-value land uses and modern industrial

Market Observation (Positioning):

- Strong redevelopment momentum tied to port proximity
- Increasing entitlement complexity and land scarcity





Locational Stability & Market Fundamentals

Mature Industrial Base:

- Carson is a core logistics market serving the Ports of LA and Long Beach
- Industrial activity driven by freight, warehousing, and distribution

Labor Pool:

- Population: approximately 93,000+
- Diverse workforce with strong representation in:
 - » Transportation and logistics
 - » manufacturing
 - » service industries

Workforce Metrics:

- Median household income: approximately \$107,000
- Labor force participation: approximately 61 percent

Access & Connectivity:

- Immediate access to:
 - » I 110, I 405, I 91 freeway systems
- Direct linkage to:
 - » Alameda Corridor (major freight rail corridor serving ports)

Proximity Advantages:

- Approximately 3 miles from San Pedro Bay port complex (city-level reference)

Occupier Benefits

Why this location appeals to businesses:

- Core infill port-proximate industrial location
- Efficient access to entire Southern California distribution network
- Direct connectivity to:
 - » Ports of LA / Long Beach
 - » Inland Empire via 91 Freeway
 - » South Bay and LAX via 405

Operational Advantages:

- Reduces drayage costs and transit times for import/export users
- High functionality for:
 - » Logistics
 - » Manufacturing
 - » Yard-intensive operations

Tenant Appeal:

- Strong demand for fenced yard and industrial outdoor storage
- Limited supply of improved industrial sites near the ports
- Continued absorption driven by port activity

