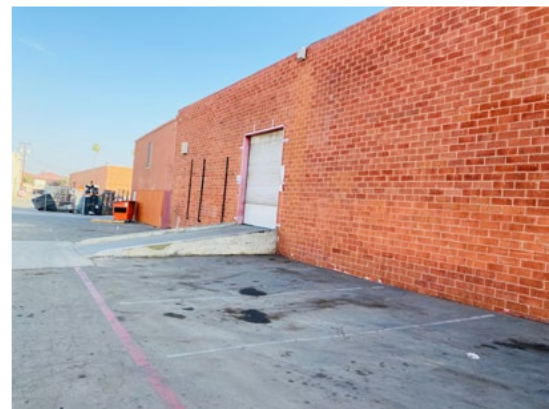


FOR LEASE

17920 S Figueroa Street, Carson, CA 90248



Asking Lease Rate:

TBD per month

Features

- Building: $\pm$ 36,174 SF
- Lot: $\pm$ 57,934 SF ($\pm$ 1.35 Acres)
- Yard: Fenced, Paved
- Offices: $\pm$ 1,318 SF
- Loading: 3 Dock High, 3 Ground Level
- Clearance: $\pm$ 18'
- Power: $\pm$ 600 Amps
- Sprinklers: Yes
- Special Features: Possible Clarifiers, Possible Sewer Discharge Permits (Lessee to verify)
- Zoning: CAML&D*
- APN: 7339-006-003
- Location: Quick Access to 91, 110 & 405 Freeways
- Location: Great Access to World Ports of Los Angeles and Long Beach

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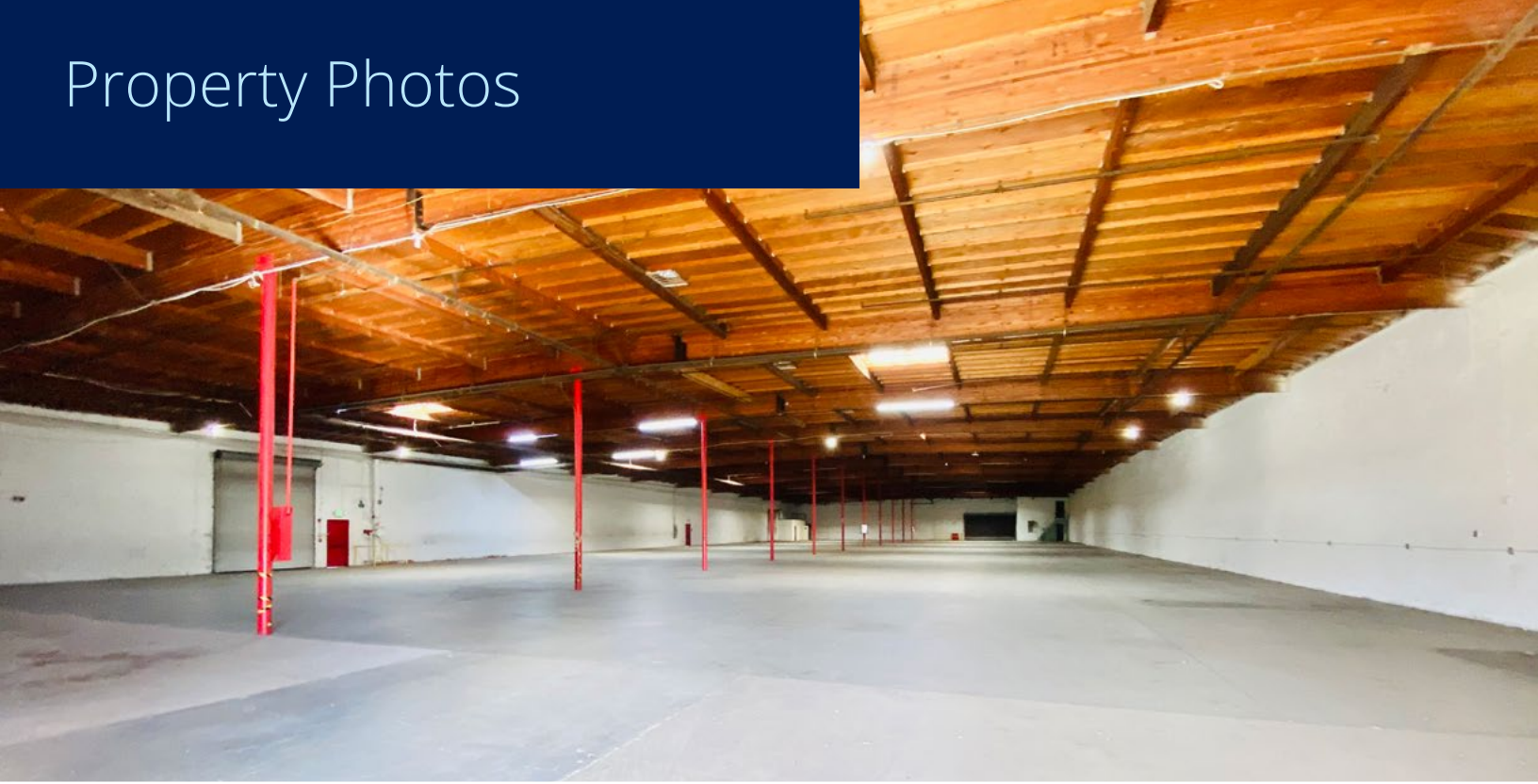
Associate Vice President

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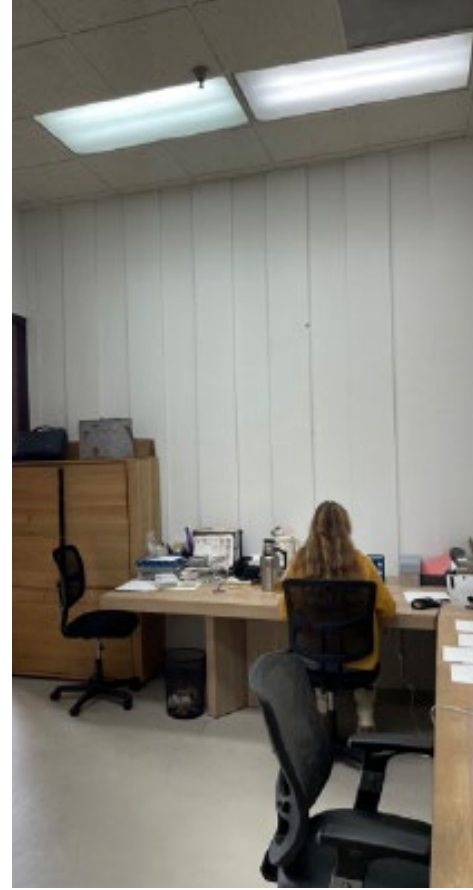
amanda.depierro@colliers.com

Colliers

Property Photos



Property Photos



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):

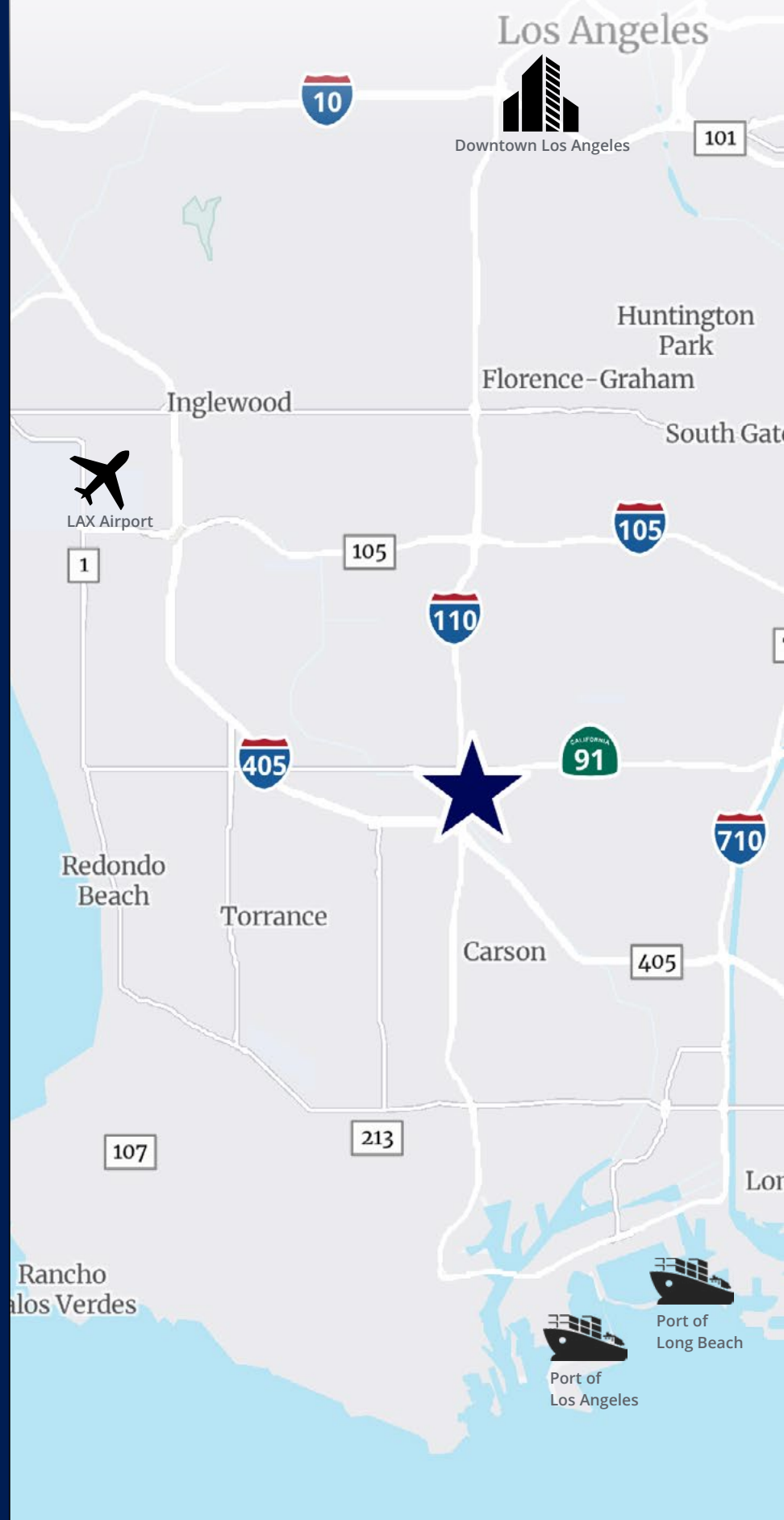
- Approximately 15 to 20 miles north

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

