

860 SANDHILL AVE. | CARSON | CA 90746



FOR SALE / LEASE 90,500 SF

Distribution Headquarters in Coveted South Bay Region of Southern California Near Nation's Largest Ports

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES



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FOR SALE/LEASE

90,500 SF

PROPERTY HIGHLIGHTS

- Excellent Industrial Park Location near LA International Airport, the Ports of Long Beach/Los Angeles and Extensive So. CA Freeway System
- Warehouse Clearance 24' – 26' with Foil Insulation, Skylights and Lighting
- (9) Dock-High Truck positions with a Ramp to Grade Level
- .45/3000 High Pile Storage Calculated Sprinkler System
- 3-Phase Power Supply 277/480 V with 600 Amps and a Back-Up Generator
- Main Office Area 7,000 SF with Complimentary Warehouse Restrooms, Offices and Showroom
- 3.77 Acre Site – APN 7319-004-024
- Sale Price: \$298.35/SF

