

Warehouse, Outdoor Storage, Vehicle Parking

19401 S Main Street | 19204 S Figueroa Street
Carson, California 90248



APPROX. 8.19 ACRES | TWO-PROPERTY CAMPUS | SOUTH BAY LOCATION

A high-visibility South Bay campus

Two adjacent properties positioned near the I-405 / I-110 interchange, combining substantial land area with flexible building improvements.



8.19

TOTAL ACRES

358K

TOTAL LAND SF

\$0.85 GROSS

LISTING PRICE / SF

405 / 110

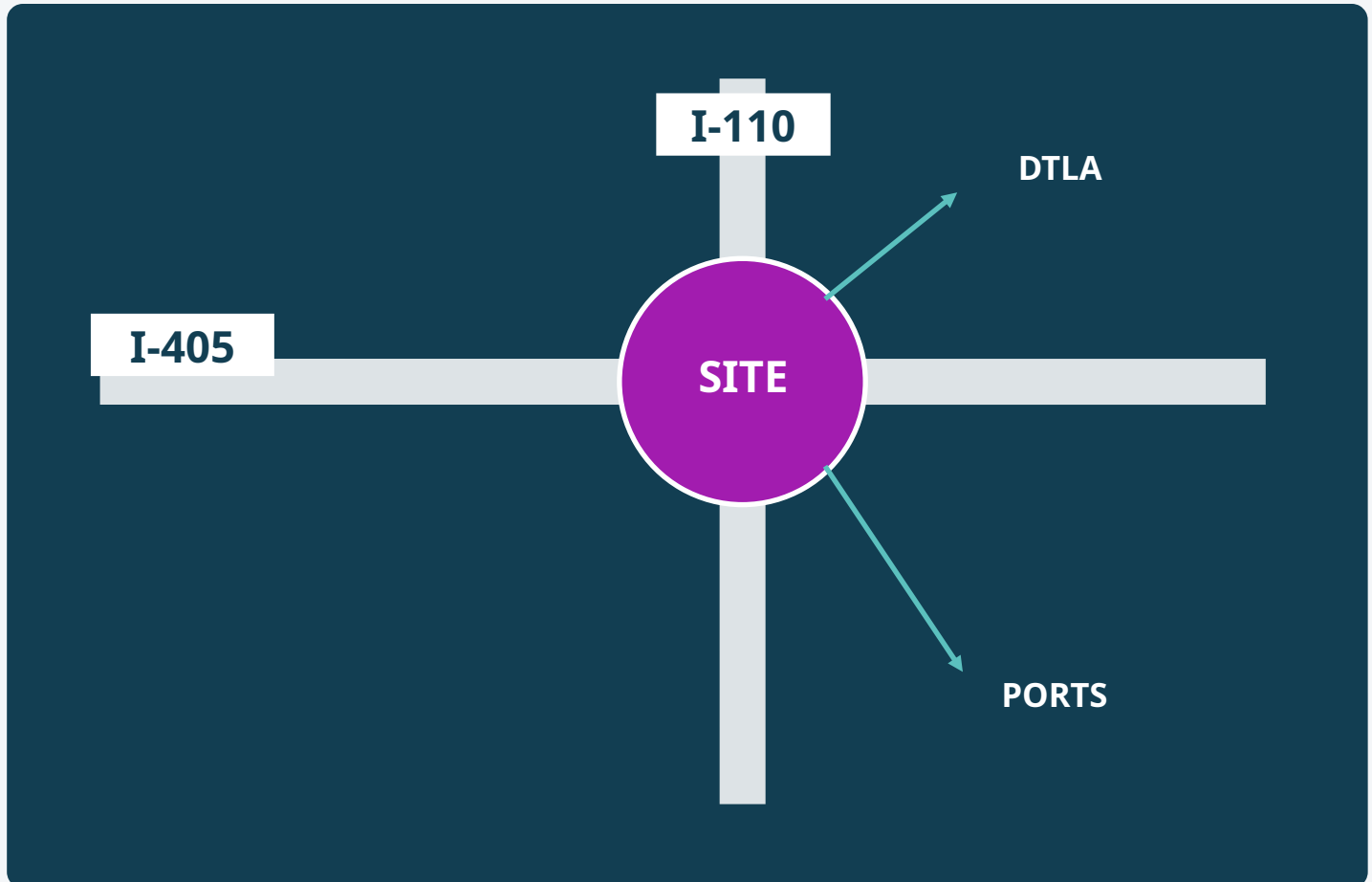
FREEWAY ACCESS

Campus positioning

- 19401 S Main Street: 4.3 acres / approximately 188,000 square feet.
- 19204 S Figueroa Street: approximately 3.89 acres / 170,000 square feet.
- 19204 S Figueroa Street rentable building area: 17,600 SF.
- Both 19401 S Main Street and 19204 S Figueroa Street are in the ML&D zone.
- Potential uses include warehouse, outdoor storage and vehicle parking.
- Large paved yard areas and multiple existing buildings.

Connected to the South Bay and the ports

A strategic commercial and industrial location with regional freeway connectivity and access to the Los Angeles basin.



Regional connectivity

- Adjacent to the I-405 / I-110 interchange.
- Approximately 13 miles from the Ports of Los Angeles and Long Beach.
- Convenient access to Downtown Los Angeles and the broader South Bay.

POTENTIAL USES | WAREHOUSE | OUTDOOR STORAGE | VEHICLE PARKING