

Available SF 99,363 SF

Industrial For Lease

Building Size 99,363 SF



Address:

2824 E 208th St, Carson, CA 90810

Cross Streets:

Santa Fe Ave/E 208th St

Major Refurbishment Complete!! New Roof w/ Skylights, LED
Lighting, Exterior Paint, & Asphalt Yard
20' Clearance / 12 DH / 4 GL
Brand New 3,213 SF of Office Area
1,200 Amps / 110' Secured Truck Court
Proximity to Ports of Los Angeles and Long Beach

Lease Rate/Mo: \$124,204
Lease Rate/SF: \$1.25
Lease Type: Gross
Available SF: 99,363 SF
Minimum SF: 99,363 SF
Prop Lot Size: 4.37 Ac / 190,357 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 4
DH Doors/Dim: 12
A: 1200 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1968
Whse HVAC: No
Parking Spaces: 83 / **Ratio:** 0.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,213 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-011-033

Listing Company: Colliers - El Segundo

Agents: [Christopher Sheehan, SIOR 310-321-1831](#), [Jeffrey Smart 310-321-1812](#), [Elizabeth Capati 310-321-1855](#) 41554427

Listing #: Listing Date: 12/04/2024

FTCF: CB250N000S000/OAA

Notes: Year 2 Rate: \$1.60 PSF, Gross. .32 GPM / 3,000 SF calculated fire sprinkler system. Please verify all information.

