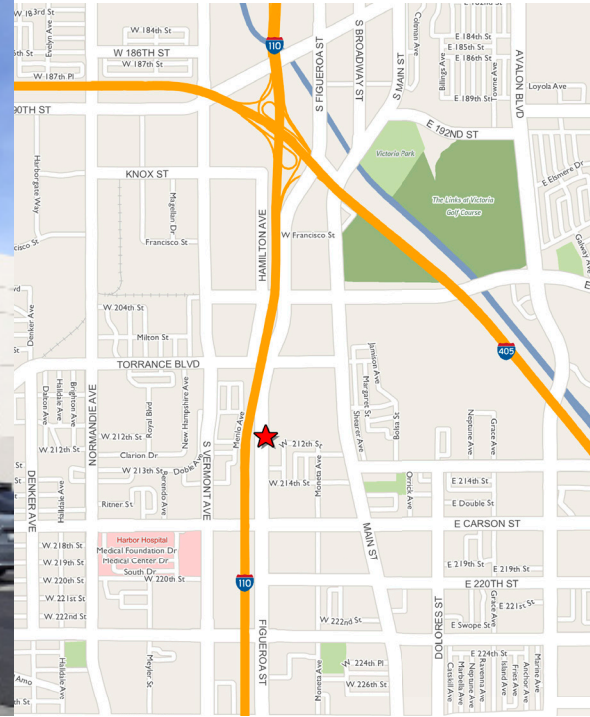


FOR SALE > INDUSTRIAL

State-of-the-Art Warehouse Building



21184 S. FIGUEROA STREET, CARSON, CA 90745

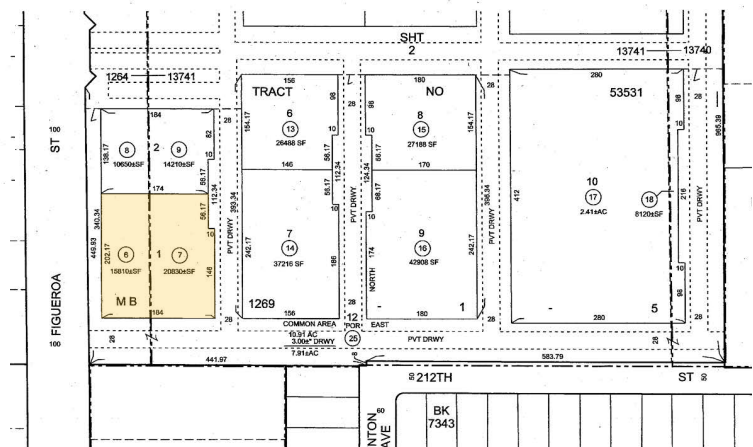


PROPERTY HIGHLIGHTS

PRODUCT TYPE:	Industrial Distribution Warehouse
CLASS:	A
RBA:	30,417 SF 22,813 SF Industrial 7,604 SF Office (3,159 SF Mezz)
LAND AREA:	36,642 SF
YEAR BUILT:	2002
CONSTRUCTION:	Concrete Tilt Up
STORIES:	2 Office / 1 Warehouse
PARKING SPACES:	62 (2/1,000)
CLEARANCE:	24'
LOADING DOCKS:	2
DRIVE INS:	1 - (9'X12')
POWER:	600A / 277-480V 3P 4W
SPRINKLERS:	Yes
TENANCY:	Single
OCCUPANCY:	0%
ZONING:	CASP-3*

SALE PRICE

\$5,748,813 (\$189.00 PSF)



APN: 7336-007-007

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