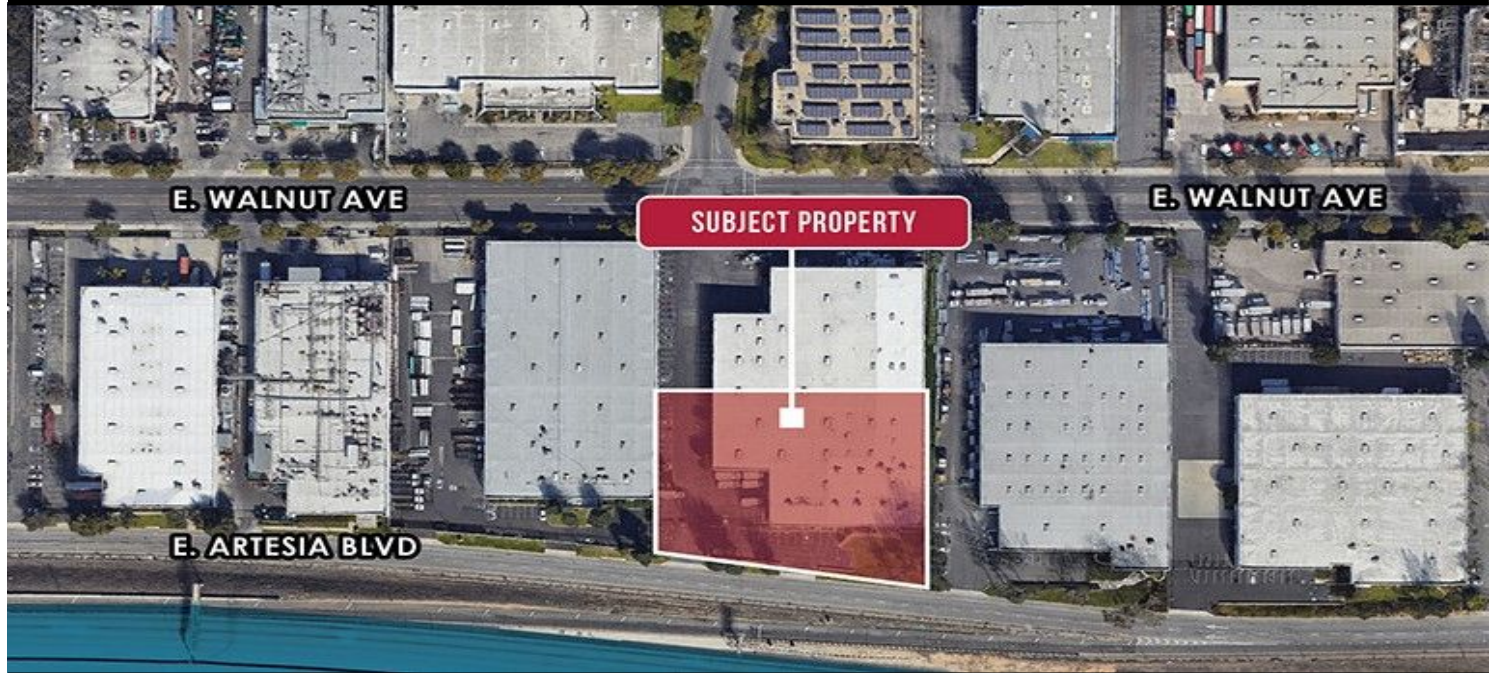


Available SF 26,000 SF

Industrial For Sublease

Building Size 71,376 SF



Address:

1211 E Artesia Blvd, Carson, CA 90746

Cross Streets:

S Central Ave/E Artesia Blvd

Sublease Through 12/31/2028
 Excellent 91 Freeway Frontage/Visibility
 2 Dock High Positions w/Ability to Easily Add 2 More
 14,421 SF of Beautiful 2 Story Offices/Flex/Lab
 Heavy Power (600 & 400 Amp Panels)
 2 Street Access/26 Parking Spaces Available

Lease Rate/Mo: \$42,900
Lease Rate/SF: \$1.65
Lease Type: Industrial Gross / Op. Ex: \$0.09
Available SF: 26,000 SF
Minimum SF: 14,000 SF
Prop Lot Size: POL
Term: Sublease Through 12/31/2028
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: ML&D

Sprinklered: Yes
Clear Height: 21'
GL Doors/Dim: 0
DH Doors/Dim: 2
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 26 / Ratio: 1.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 14,421 SF
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 4,000 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319033048

Listing Company: Daum Commercial

Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com), [Jack Stone 747-217-1832](mailto:Jack.Stone@daumcommercial.com)

Listing #: 38907672

Listing Date: 09/14/2023

FTCF: CB250Y150S000

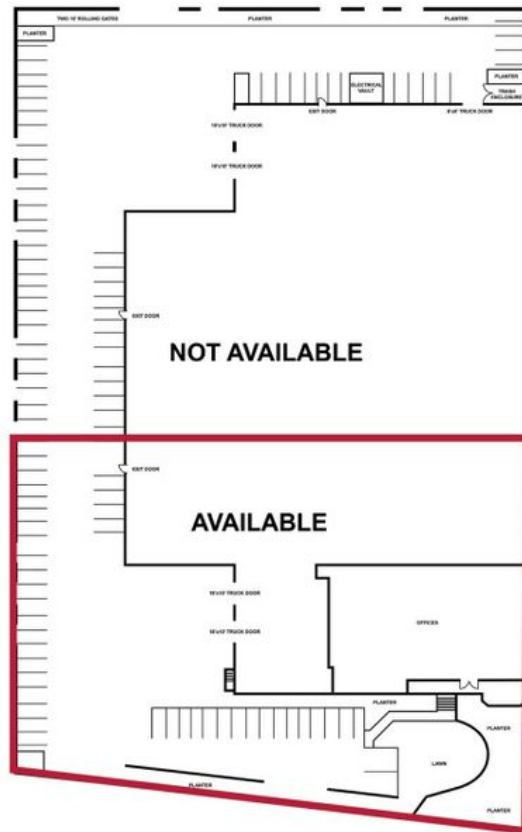
Notes: Term: 5 years or submit. \$0.09/SF CAM fee. Possible to lease 12,000 SF warehouse and 2,000 SF offices at \$2.00/SF IG + \$0.09 CAM.





SITE PLAN

WALNUT ST



ARTESIA BLVD

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