

Available SF 90,500 SF

Industrial For Lease

Building Size 90,500 SF



**Address:** 860 Sandhill Ave, Carson, CA 90746

**Cross Streets:** Sandhill Ave/Margay Ave

24' - 26' Warehouse Clearance w/ Foil Insulation and Lighting  
 .45/3000 High Pile Storage Sprinkler System  
 600 Amp, 3-Phase Power Supply w/ Back-Up Generator  
 (9) Dock High Truck Positions w/ One Ramp to Grade  
 Two-Story Foreman Offices w/ Showroom in Warehouse  
 Do Not Disturb Tenant

**Lease Rate/Mo:** \$152,945  
**Lease Rate/SF:** \$1.69  
**Lease Type:** NNN  
**Available SF:** 90,500 SF  
**Minimum SF:** 90,500 SF  
**Prop Lot Size:** 3.77 Ac / 164,221 SF  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Yes  
**Zoning:** ML-D

**Sprinklered:** Yes  
**Clear Height:** 24'-26'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 9  
**A: 600 V: 277/480 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1980  
**Whse HVAC:**  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 7,000 SF  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 30 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7319004024

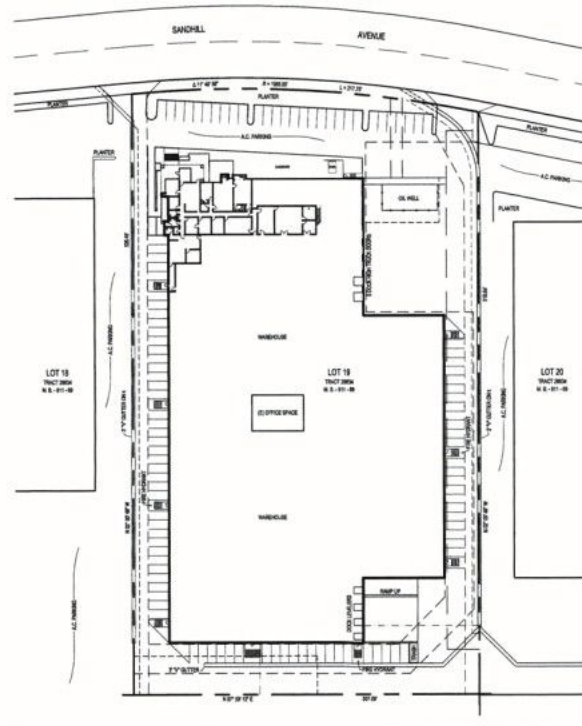
**Listing Company:** Daum Commercial  
**Agents:** [Jack Stone 310-538-6722](#), [Dustin Hullinger 949-341-4514](#), [Michael Collins 714-345-1014](#)  
**Listing #:** 38864231 **Listing Date:** 09/07/2023  
**Notes:** Call brokers for commission information. Do not disturb tenant. Showing by appointment only.

**FTCF:** CB000N000S000



**FOR LEASE**  
**90,500 SF ON 3.77 ACRES**

**SITE PLAN**



**860**  
**SANDHILL AVE.**  
 CARSON | CA 90746

**FOR MORE INFORMATION, CONTACT:**

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