



## QUALITY DISTRIBUTION HEADQUARTERS | PRIME SOUTH BAY LOCATION

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

## FOR LEASE | 90,500 SF ON 3.77 ACRES

### PROPERTY FEATURES

- 24'-26' Warehouse Clearance with Foil Insulation & Lighting
- .45/3000 High Pile Storage Sprinkler System
- 600 Amp, 277/480 Volt, 3-Phase Power Supply With Back-Up Generator
- (9) Dock High Truck Positions with One Ramp to Grade
- Approximately 7,000 SF Main Office Area
- Two-Story Foreman Offices with Showroom in Warehouse
- Excellent Industrial Park Location near Ports, LA International Airport & Freeway System
- APN 7319-004-024
- Lease Rate - \$1.685 NNN with Low Tax Base
- Available – First Quarter 2024

**GUIDED TOURS BY APPOINTMENT ONLY**

FOR MORE INFORMATION, CONTACT:



**MICHAEL COLLINS**  
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P: 714.345.1014  
MCOLLINS@DAUMCRE.COM  
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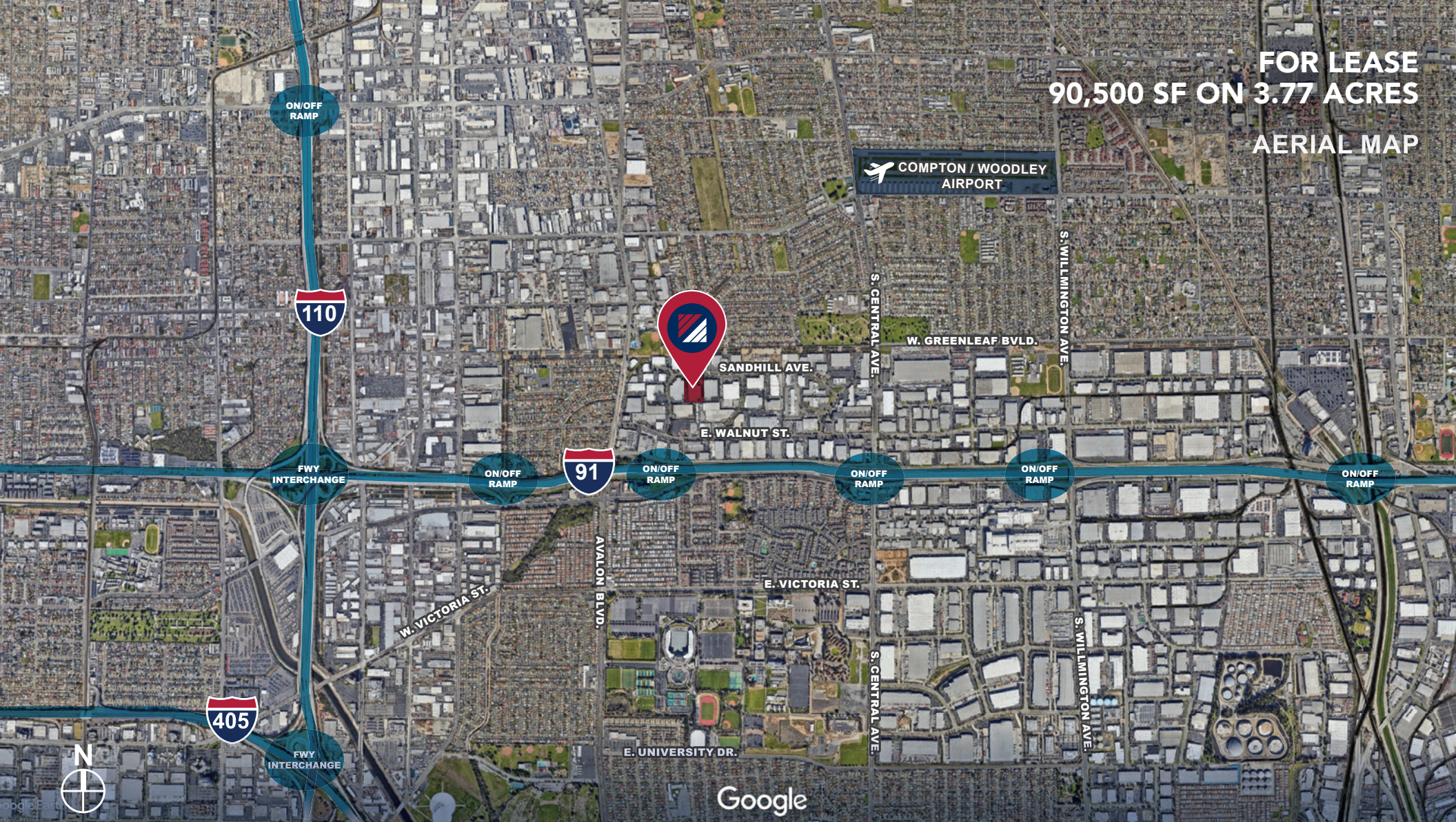
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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**AERIAL MAP**



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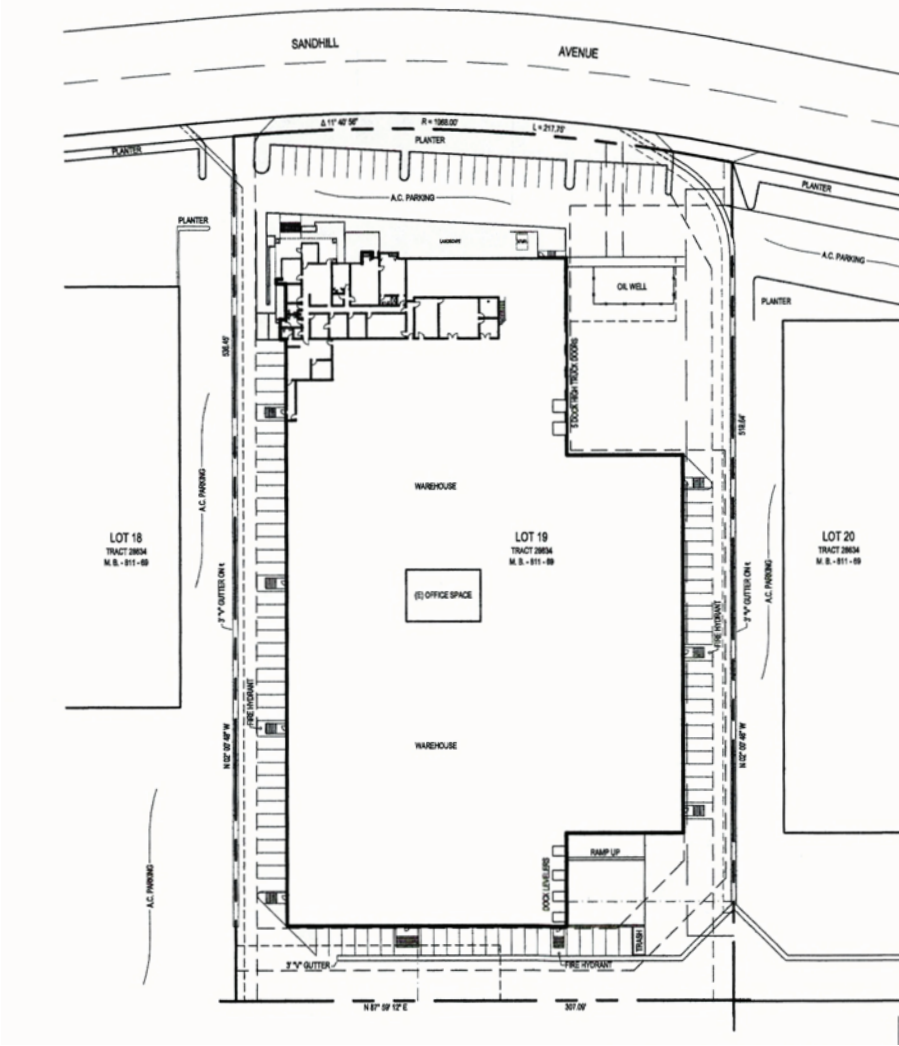
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**SITE PLAN**



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## OFFICE FLOOR PLAN



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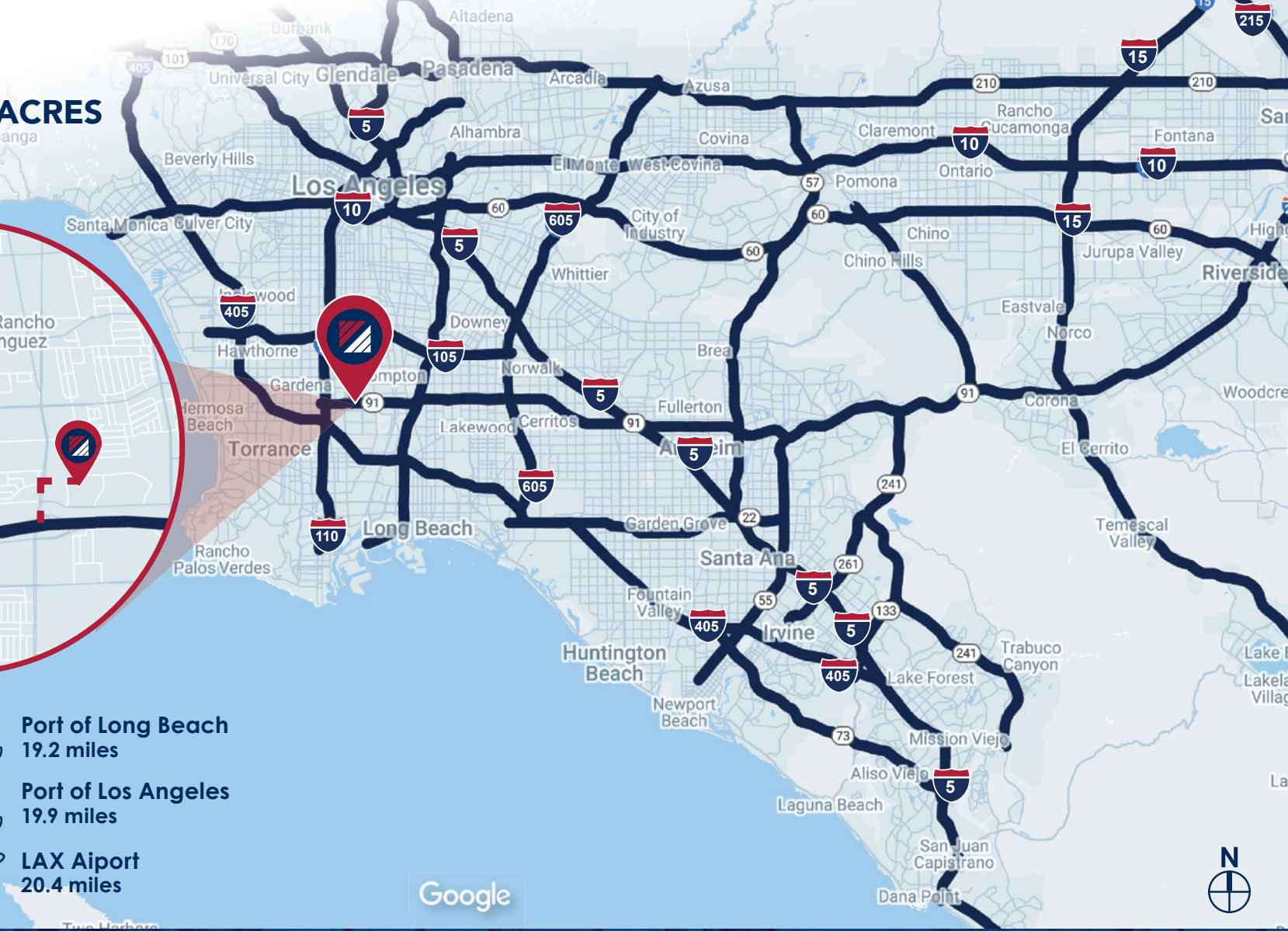
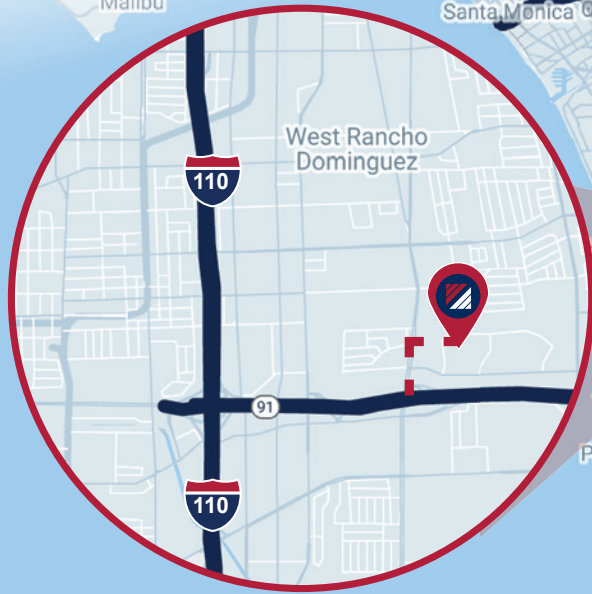
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**LOCATION MAP**



-  CA-91  
0.4 miles
-  CA-110  
1.8 miles
-  CA-405  
2.8 miles

-  Port of Long Beach  
19.2 miles
-  Port of Los Angeles  
19.9 miles
-  LAX Airport  
20.4 miles

Google



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