



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 - \$1.85 NNN with Low Tax Base
- Available – Fourth Quarter 2023

GUIDED TOURS BY APPOINTMENT ONLY

FOR MORE INFORMATION, CONTACT:



MICHAEL COLLINS
VICE CHAIRMAN
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MCOLLINS@DAUMCRE.COM
CADRE #00463740



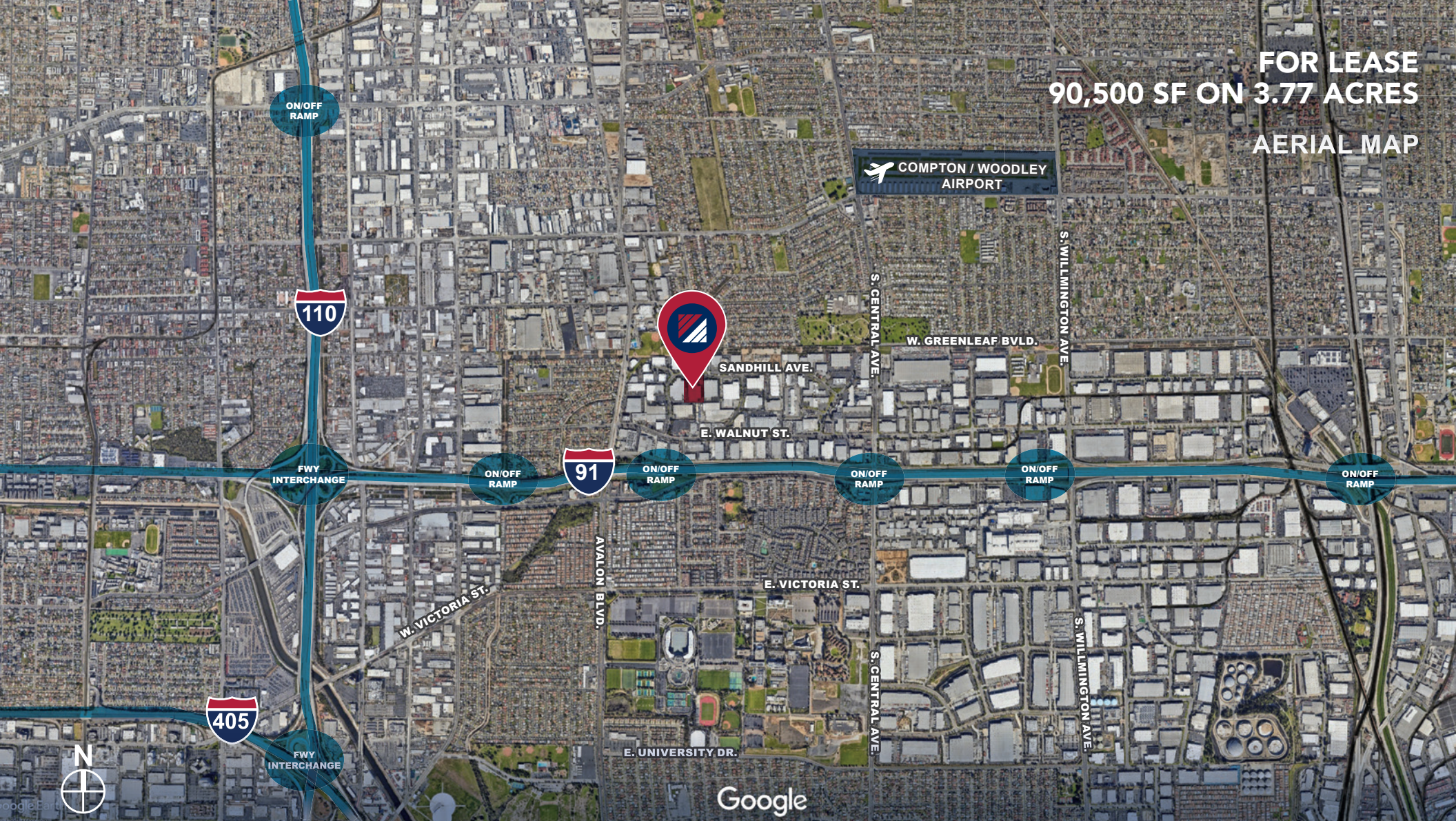
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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE
90,500 SF ON 3.77 ACRES
AERIAL MAP



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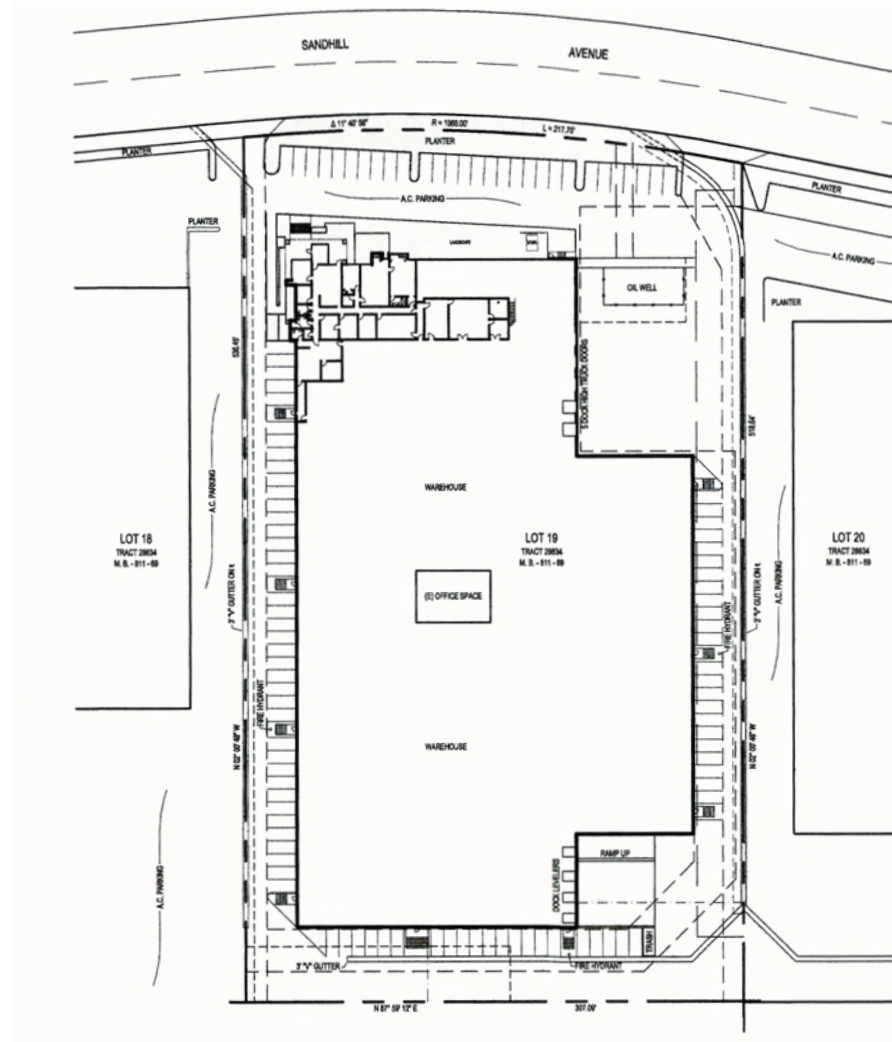
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SITE PLAN



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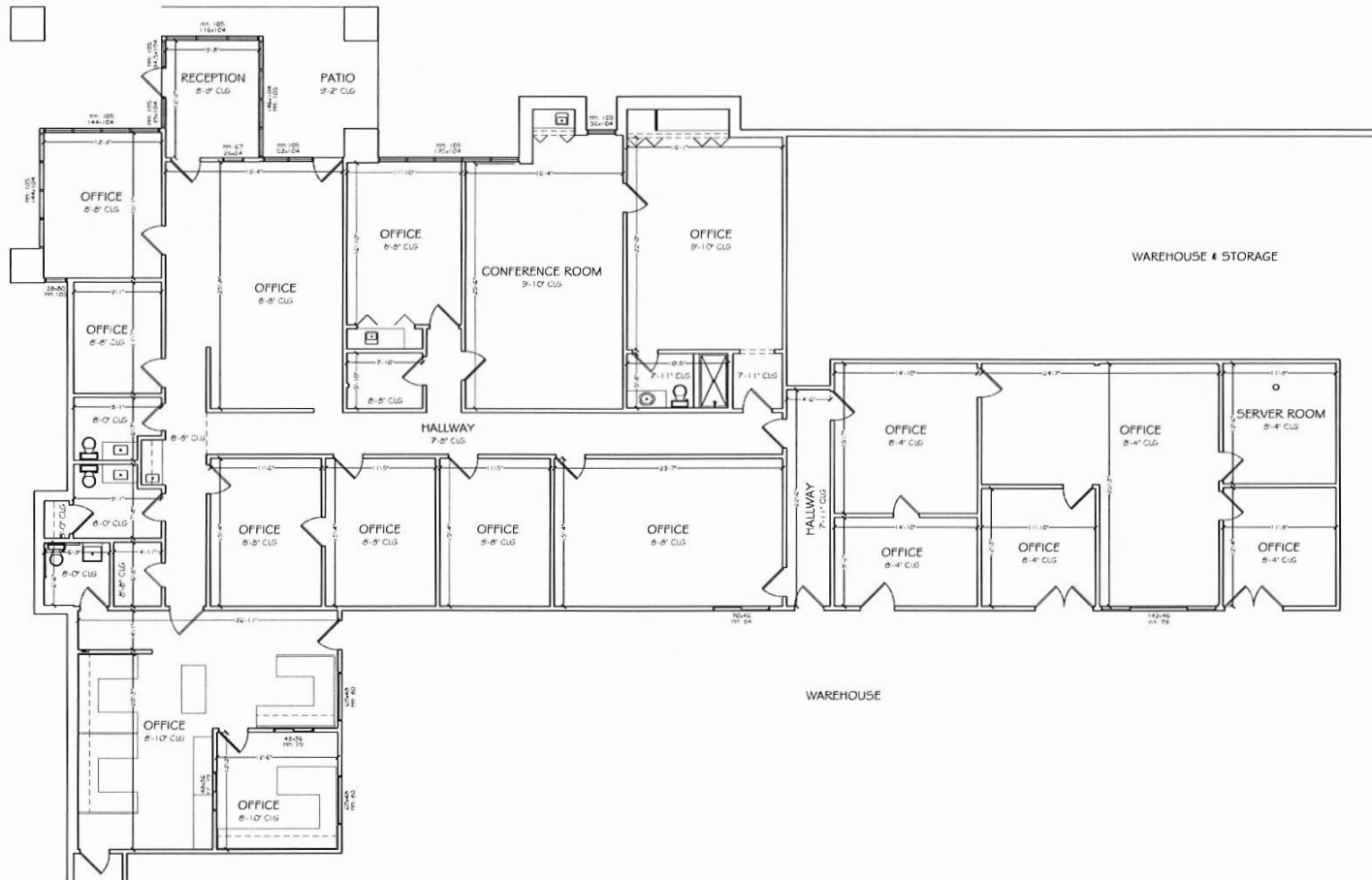
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OFFICE FLOOR PLAN



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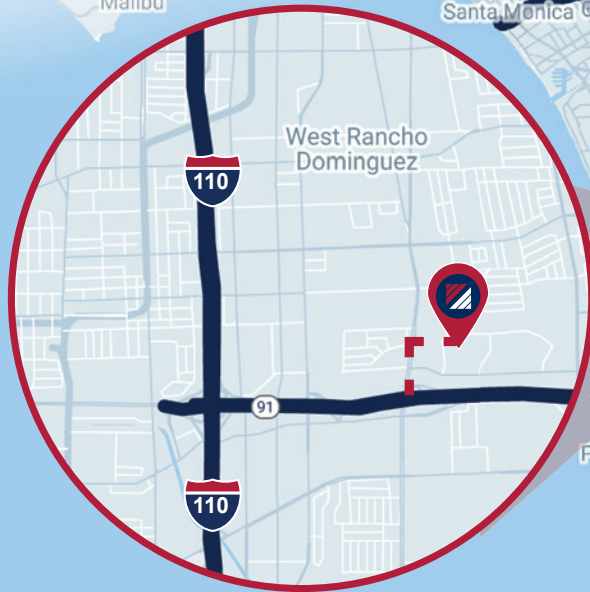
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LOCATION MAP



 **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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