

## Daum Commercial

Available SF 1,752 SF

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

Industrial For Lease

Building Size 19,796 SF



Property Name: Address: Cross Streets:

## Leapwood Dominguez 20850 Leapwood Ave, Carson, CA 90746 Leapwood Ave/E Dominguez St

Excellent Incubator Space Professional Business Park Environment Private/Secure Yard Available Immediate Access to 405 Fwy Great Access to Carson Mall, Restaurants, and Major Amenities

Lease Rate/Mo:	\$3,066	Sprinklered:	No	Office SF / #:	360 SF / 1
Lease Rate/SF:	\$1.75	Clear Height:	14'	Restrooms:	2
Lease Type:	Modified Gross / <b>Op. Ex:</b> \$0.08	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	1,752 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,752 SF	A: 120 V: 208 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	<b>Construction Type:</b>	TILT UP	Unfinished Mezz:	0 SF
Term:	2-5 Years	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:		Vacant:	Yes
Taxes:	\$53,453 / 2023	Parking Spaces: 3	/ Ratio: 1.7:1	To Show:	Call broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	Carson/Compton
Zoning:	ML	Specific Use:	Warehouse/Office	APN#:	7381025067
Listing Company:	Daum Commercial				
Agents:	<u>Jack Stone 310-538-6722, Nate Ortega 562-207-3307</u>				
Listing #:	40190031	Listing Date:	04/22/2024	FTCF: CB000N000S000	
Notes:	Lessee to verify all information. \$0.08 CAM.				







This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.