

Available SF 1,752 SF

Industrial For Lease

Building Size 19,796 SF



**Property Name:** Leapwood Dominguez  
**Address:** 20850 Leapwood Ave, Carson, CA 90746  
**Cross Streets:** 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  
**Lease Rate/SF:** \$1.75  
**Lease Type:** Modified Gross / Op. Ex: \$0.08  
**Available SF:** 1,752 SF  
**Minimum SF:** 1,752 SF  
**Prop Lot Size:** POL  
**Term:** 2-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$53,453 / 2023  
**Yard:** Fenced / Paved  
**Zoning:** ML

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 120 V: 208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1977  
**Whse HVAC:**  
**Parking Spaces:** 3 / **Ratio:** 1.7:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 360 SF / 1  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7381025067

**Listing Company:** Daum Commercial

**Agents:** [Jack Stone 310-538-6722](#), [Nate Ortega 562-207-3307](#)

**Listing #:** 40190031

**Listing Date:** 04/22/2024

**FTCF:** CB000N000S000

**Notes:** Lessee to verify all information. \$0.08 CAM.

