

Available SF 6,320 SF Industrial For Lease Building Size 19,796 SF



Property Name: Leapwood Dominguez
Address: 20850 Leapwood Ave, Unit A-D, Carson, CA 90746
Cross Streets: Leapwood Ave/E Dominguez St

Prime Front Unit
 Professional Business Park Environment
 Immediate Access to 405 Fwy
 Great Access to Carson Mall, Restaurants, and Major Amenities

Lease Rate/Mo:	\$9,290	Sprinklered:	No	Office SF / #:	720 SF / 1
Lease Rate/SF:	\$1.47	Clear Height:	14'	Restrooms:	2
Lease Type:	Modified Gross / Op. Ex: \$0.08	GL Doors/Dim:	4 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	6,320 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,320 SF	A: 200 V: 208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	2-5 Years	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 12 / Ratio: 1.9:1		Vacant:	Yes
Taxes:	\$53,453 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Carson/Compton
Zoning:	ML	Listing Date:	10/11/2024	APN#:	7381025067
Listing #:	41243722				