

Available SF 16,092 SF

Industrial For Sale

Building Size 16,092 SF



**Address:** 22017-22029 S Figueroa St (Portfolio), Carson, CA 90745  
**Cross Streets:** S Figueroa St/W 220th St

Prime 110 Freeway Identity at an On/Off Ramp  
 Current Commercial Uses Include Office,  
 Retail, Automotive, and Contractor's Yard  
 Most Tenants on MTM Leases  
 Abundant Parking  
 Cell Tower Lease Income Available

**Sale Price:** \$4,425,300.00  
**Sale Price/SF:** \$275.00  
**Available SF:** 16,092 SF  
**Prop Lot Size:** 0.89 Ac / 38,668 SF  
**Taxes:** \$6,984 / 2024  
**Yard:** Fenced / Paved  
**Zoning:** CG

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 5  
**DH Doors/Dim:** 0  
**A: 200 V: 220 O: 3 W: 4**  
**Construction Type:** Framed  
**Const Status/Year Blt:** Existing / 1947R96

**Office SF / #:** 5,424 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 5,424 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7341001083,7341001095

**Whse HVAC:** No  
**Parking Spaces: 48 / Ratio: 3.0:1**  
**Rail Service:** No  
**Specific Use:** Mixed Use

**Listing Company:** Daum Commercial  
**Agents:** [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)

**Listing #:** 41874095

**Listing Date:** 02/05/2025

**FTCF:** CB000N000S250

**Notes:** APN's 7341-001-083 and -095. Three cell tower leases available for purchase at an additional cost.

