

# For Sale or Lease

2637 El Presidio St. Carson, CA 90810



## FOR MORE INFORMATION,

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**NOTE:** All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.  
Lance Levin: DRE # 01128388    Jonathan Wolk: DRE# 01228058

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."  
- Lance Levin, President & Jonathan Wolk, Senior Associate



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## Industrial Distribution Location



**38,024 SF · 75,790 Land**

## FEATURES

- High-image industrial
- Architecturally designed freestanding building
- Former Mercedes Benz corporate distribution facility
- Concrete loading apron with secure electronic gate entry
- 120 ft Truck turning radius
- Private fenced yard for trailers
- 5 Blocks to 405 Freeway @ Alameda corridor on/off ramp
- 200 Yards to Alameda corridor
- 3 Blocks to 710 @ Del Amo
- For Lease: \$.48/SF NET
- For Sale: \$103.88/SF - \$3,950,000
- Occupied site - please do not disturb tenant. Call broker for appointment.



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COMMERCIAL INDUSTRIAL BROKERAGE