

For Sale or Lease

2637 EL PRESIDIO STREET, CARSON



FOR MORE INFORMATION...

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"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 Walk, Senior Associate

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HIGH IMAGE INDUSTRIAL

CONFIDENTIAL LISTING. PLEASE DO NOT DISTURB THE TENANT

AVAILABLE SF: 38,024 SF
TOTAL BUILDING SF: 38,024 SF
TOTAL LAND S.F: 75,790 SF

FEATURES

- ◆ HALF BLOCK TO ALAMEDA CORRIDOR
- ◆ 5 BLKS TO 405 FWY ON/OFF RAMP @ ALAMEDA CORRIDOR
- ◆ 3 BLOCK TO 710 FWY ON/OFFRAMP @ DEL AMO
- ◆ CONCRETE LOADING APRONS
- ◆ GATE YARD
- ◆ 120' TRUCK TURNING RADIUS
- ◆ 8 DOCK HI POSITIONS
- ◆ SALE PRICE \$5,400,000
- ◆ PRICE PER SF \$142
- ◆ LEASE \$.65 NNN



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