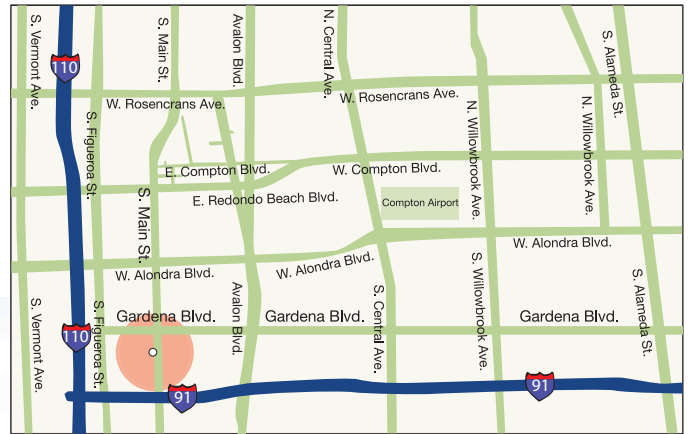




**16539 S. Main Street**  
Carson, CA 90248



### Building Facts

|                           |  |
|---------------------------|--|
| Building Sq. Footage      | 40,684   |
| Land Sq. Footage          | 75,302   |
| Parking                   | 1.5/1,000  |
| Year Built                | 1959   |
| Construction              | Concrete Tilt-Up   |
| Zoning                    | CAMH   |
| Dimensions                | Irregular  |
| Office Sq. Footage        | 2,537  |
| Power                     | 1600 Amps, 277/480 Volts, 3 Phase                        |
| Loading                   | 1 (12' x 14') Ground Level Door<br>2 Dock-High Positions |
| Minimum Ceiling Clearance | 18'  |
| Sprinkler System          | Yes  |

### Accessibility

|  |     |
|--|-----|
| Miles to:                                |     |
| Los Angeles International Airport        | 7.0 |
| Long Beach Airport                       | 8.5 |
| Los Angeles & Long Beach Ports (both)    | 8.5 |
| Intermodal Container Transfer Facility   | 5.5 |
| Alameda Corridor                         | 3.5 |
| Immediate access to:                     |     |
| 405, 110, & 91 Freeways                  |     |
| Retail, Restaurants and Support Services |     |



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### Highlights

Well-Maintained Industrial Building  
Large Fenced Yard  
Bonus Office Mezzanine

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.