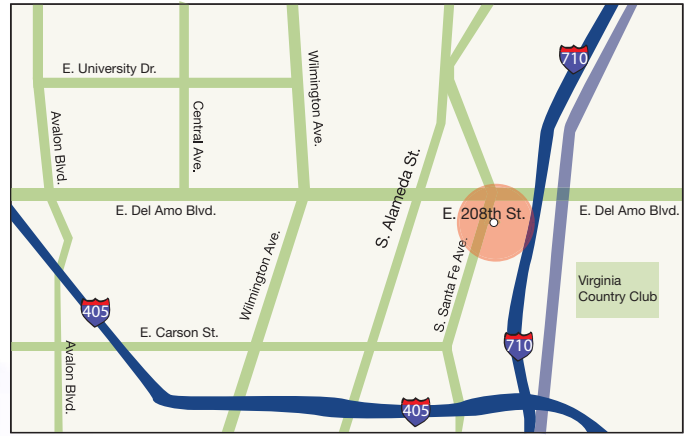




2801 & 2803 E. 208th Street
Carson, CA 90745



Project Facts

Building Sq. Footage	32,032
Land Sq. Footage	57,935
Number of Units	2
Parking	1.25/1,000
Year	1988
Construction	Concrete Tilt-Up
Zoning	CAMH

Unit Facts

Square Footage	16,016
Typical Dimensions	Irregular
Typical Office Sq. Footage	2,650
Typical Power	400 Amps, 277/480 Volts, 3 Phase
Typical Loading	1 (10' x 14') Ground Level Door 1-2 Dock High Positions
Minimum Ceiling Clearance	20'
Sprinkler System	.33/3,000

Highlights

High-Image Building on Corner Parcel
Well-Maintained Industrial Building
Deluxe 2-Story Offices

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.

Accessibility

Miles to:	
Los Angeles International Airport	12.5
Long Beach Airport	3.75
Los Angeles & Long Beach Ports (both)	6.5
Intermodal Container Transfer Facility	2.5
Immediate access to:	
710 & 405 Freeways	
Alameda Corridor	



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