



FOR LEASE

200 E. Alondra Boulevard, Carson CA 90248

145,103 SF Industrial Building (TBD/SF) NNN



FEATURES

Available Square Footage	145,103
Land Square Footage	259,614
Office Square Footage	6,370
Parking	108
Dimensions	Verify
Loading	8 Ground Level Ramps 18 Dock High Positions
Minimum Ceiling Clearance	36'
Power	TBD
Sprinkler System	ESFR
Estimated Completion Date	1Q 2018
Zoning	MH & ML Carson

HIGHLIGHTS

Under Construction
 Estimated Completion date is April 2018
 State-of-the-Art Construction
 ESFR Sprinkler System - 36' Clear Height
 8" SLAB - 3% Skylights
 18 Dock High Loading Positions - 135' Truck Court
 100% Concrete Yard
 Drive Through Truck Access - Gated Loading Area
 Operating Expenses estimated at \$.22/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	8.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.0

IMMEDIATE ACCESS TO

405, 110, 710 and 91 Freeways
 Retail, Restaurants and Support Services



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ED WHITTEMORE

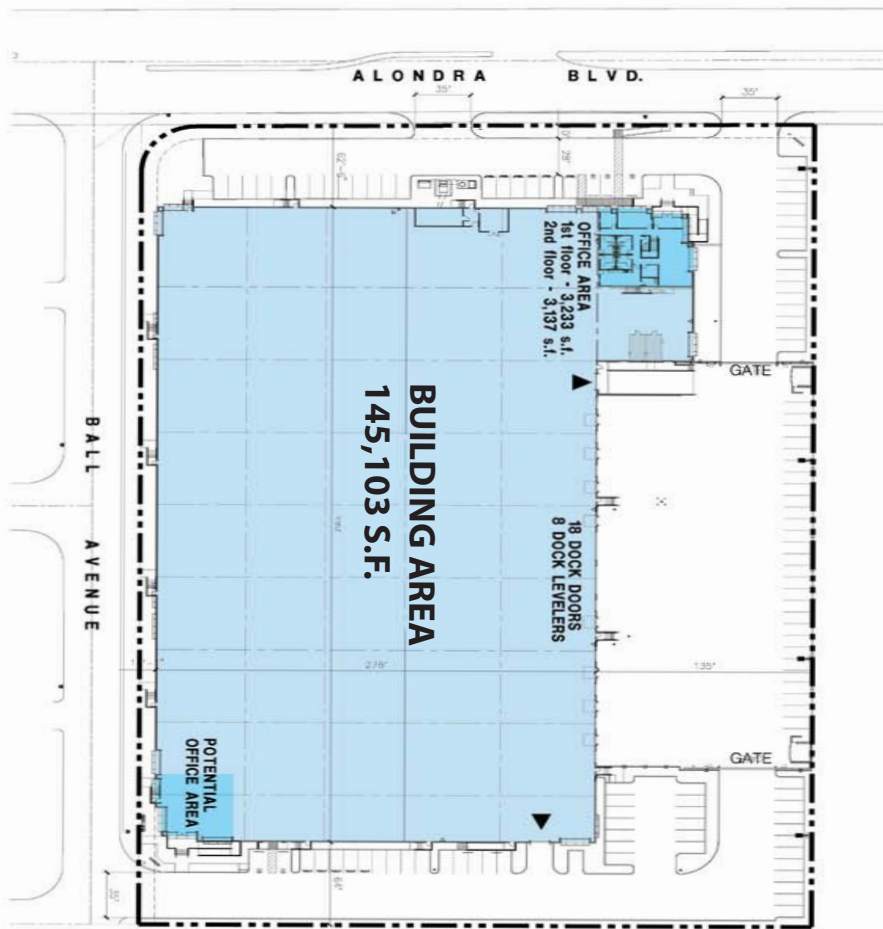
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310.719.1585 // lareminc.com
 165 Savarona Way, Carson, California 90746

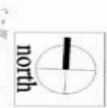
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

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Conceptual Site Plan 200 E. Alondra Blvd

City of Carson, CA



Aerial Map

Tabulation	
	BLDG.
Gross sq ft	278,123 s.f.
Gross sq ft	6.4 ac
Net sq ft	226,614 s.f.
Net sq ft	6.0 ac
BUILDING AREA	
Office - 1st floor	3,233 s.f.
Office - 2nd floor	3,137 s.f.
Warehouse	138,723 s.f.
TOTAL	145,103 s.f.
CONTRACT (lines on map)	
PARKING REQUIRED	
Office: 11,000 s.f. (if exceed 10%)	096 stalls
Warehouse: 11,500 s.f.	97 stalls
TOTAL	97 stalls
PARKING PROVIDED	
standard (9' x 18')	92 stalls
accessible (9' x 18')	5 stalls
clean antipolluter (9' x 18')	11 stalls
TOTAL	108 stalls
(Blue parking provided)	
F.A.R. - 1.0 Unit	14 stalls
SETBACK	
Front - 25'	
Side - 10' (if abuts a street)	
rear - 0'	
ZONING ORDINANCE FOR THE CITY	
Zoning Designation - MH & M - manufacturing	
Height & Light	
LANDSCAPE REQUIRED	
5% of parking area, not including landscape on setback nor 5' away from Building	
LANDSCAPE PROVIDED	
20,296 s.f.	

- Legend**
- POTENTIAL 2 STORY OFFICE
 - WAREHOUSE
 - DRIVE TRAIL DOOR



August 28, 2017 / Job #15267

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