

Available SF 45,160 SF

Industrial For Lease
Building Size 45,160 SF


Property Name: King Hill Industrial Center
Address: 727 E Kingshill Place, Carson, CA 90746
Cross Streets: Kingshill Pl/Kingsview Ave

Clean High Image Building
 Two Separate Fenced Side Yards
 Low (\$0.07 /SF) CAM Fees
 5 Dock High Positions, 22' Minimum Clearance
 Minutes to 91, 110 and 405 Freeways

Lease Rate/Mo: \$33,870
Lease Rate/SF: \$0.75
Lease Type: Net / Op. Ex: \$0.07
Available SF: 45,160 SF
Minimum SF: 45,160 SF
Prop Lot Size: 1.81 Ac / 78,844 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$32,165 / 2019
Yard: Yes
Zoning: ML

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 5
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1980

Whse HVAC:
Parking Spaces: 66 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 6,600 SF / 20
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-004-052

Listing Company: Commercial Property Group
Agents: [Gary Blau, \(310\) 390-7722 Ext. 120](mailto:gary@garyblaucre.com)
Listing #: 20958641
Notes: Low Net to Gross approximately \$0.07 PSF. Free standing building; owner will reduce offices to suit. Sprinklers: .33/3000 GPM

Listing Date: 04/16/2019

FTCF: AP300Y200S000

