## 10020 National Blvd. Los Angeles, CA 90034 | 310-390-7722

Commercial Property Group

Available SF

45,160 SF

Industrial For Lease

Building Size 45,160 SF



Property Name: Address: Cross Streets:

## King Hill Industrial Center 727 E Kingshill Place, Carson, CA 90746 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	Sprinklered:	Yes	Office SF / #:	6,600 SF / 20
Lease Rate/SF:	\$0.75	Clear Height:	22'	Restrooms:	4
Lease Type:	Net / <b>Op. Ex:</b> \$0.07	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	45,160 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	0 SF
Minimum SF:	45,160 SF	A: 800 V: 277/480 0: 3	N: 4	Include In Available:	
Prop Lot Size:	1.81 Ac / 78,844 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1980	Include In Available:	
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:		Vacant:	Yes
Taxes:	\$32,165 / 2019	Parking Spaces: 66	/ Ratio: 1.5:1	To Show:	Call broker
Yard:	Yes	Rail Service:	No	Market/Submarket:	Carson/Compton
Zoning:	ML	Specific Use:	Warehouse/Distribution	APN#:	7319-004-052
Listing Company:	Commercial Property Group				
Agents:	<u>Gary Blau, (310) 390-7722 Ext. 120</u>				
Listing #:	20958641	Listing Date:	04/16/2019	FTCF: AP300Y200S000	
Notes:	Low Net to Gross approximately \$0.07 PSF. Free standing building; owner will reduce offices to suit. Sprinklers: .33/3000 GPM				

Commercial Property Group INDUSTRIAL AND COMMERCIAL REAL ESTATE Gary Blau, (310) 390-7722 Ext. 120 gary@garyblaucre.com



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