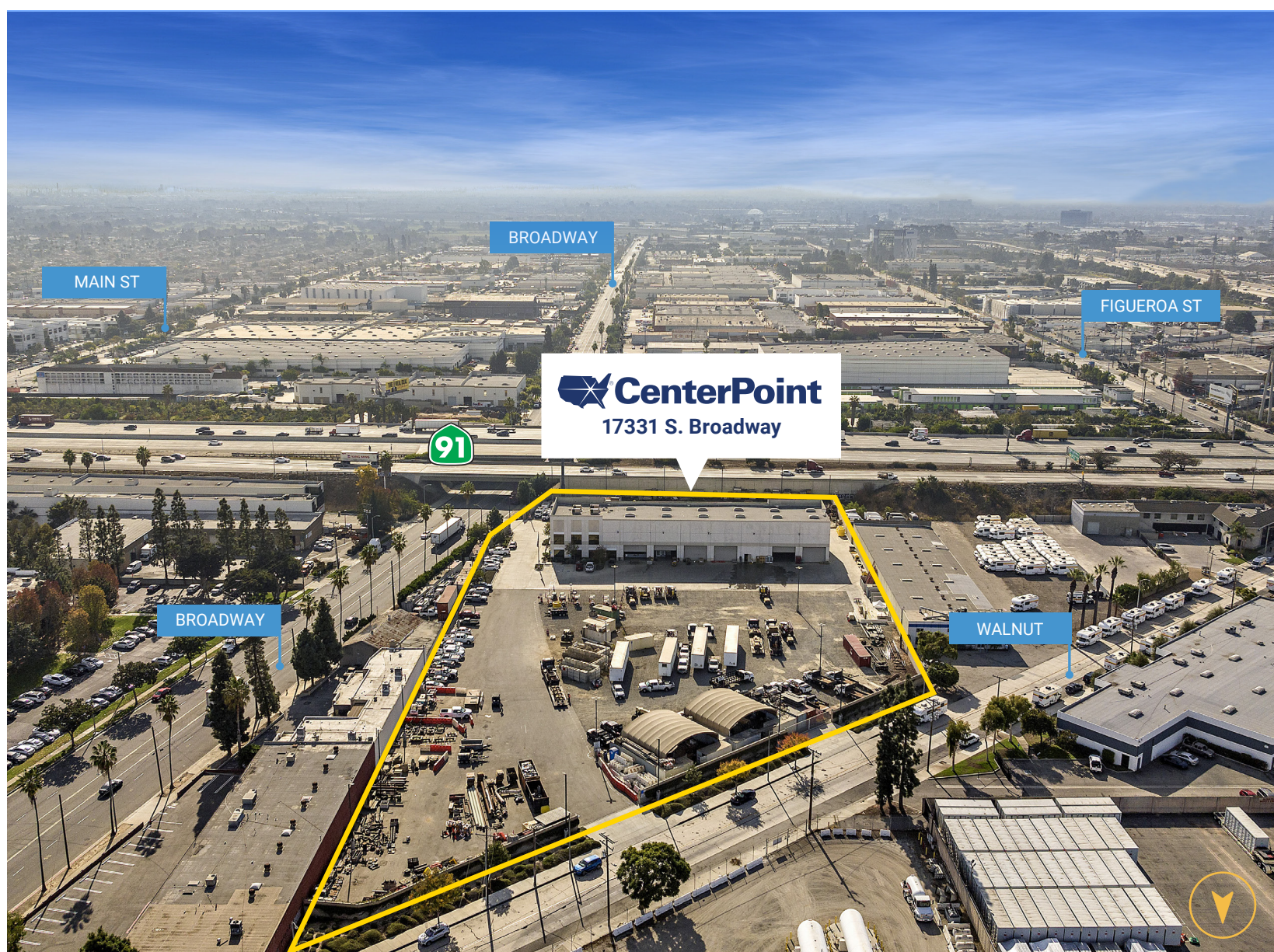


17,280 SF on 4.7 Acres

17331 S. Broadway

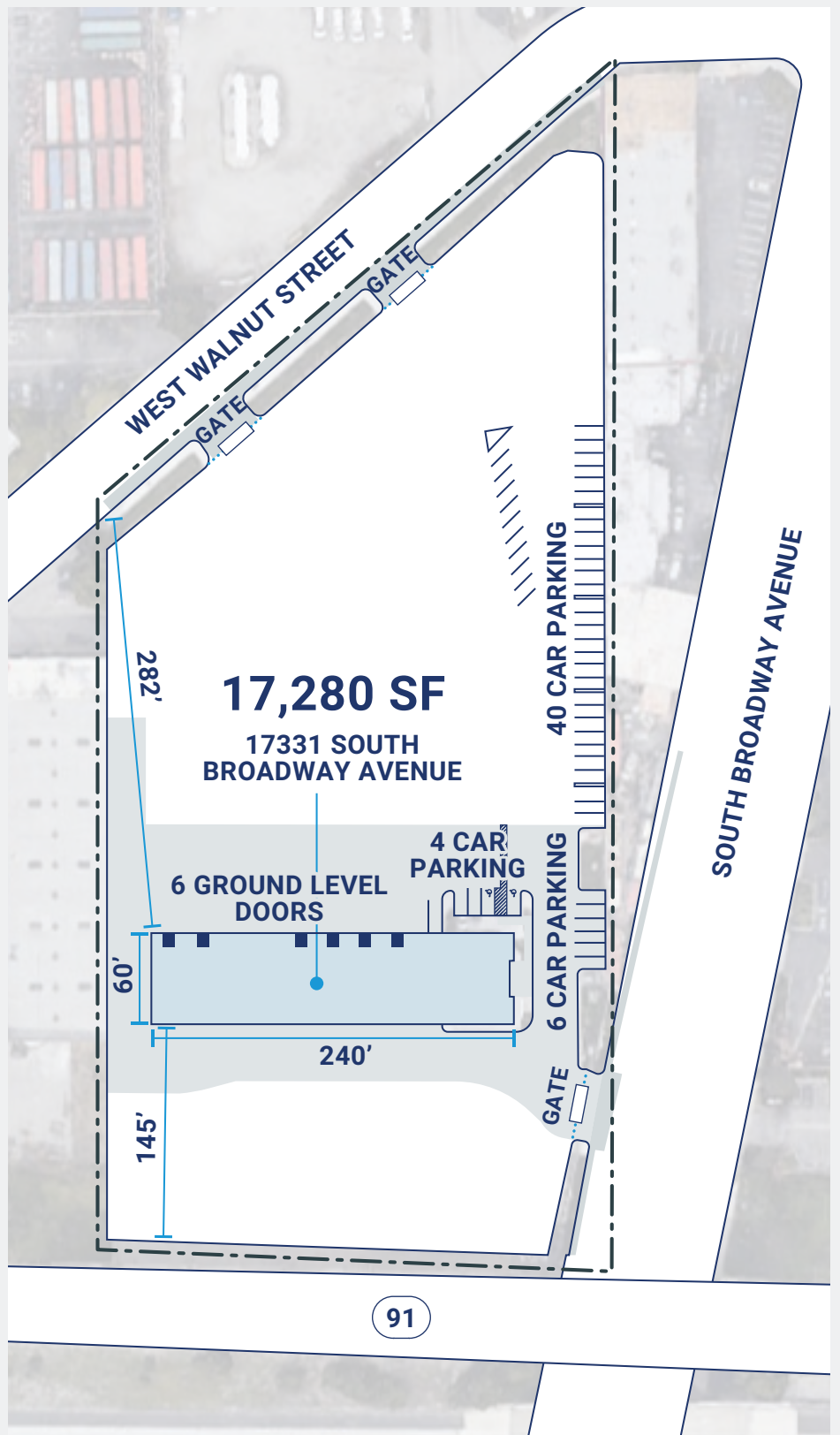
Carson, CA 90248



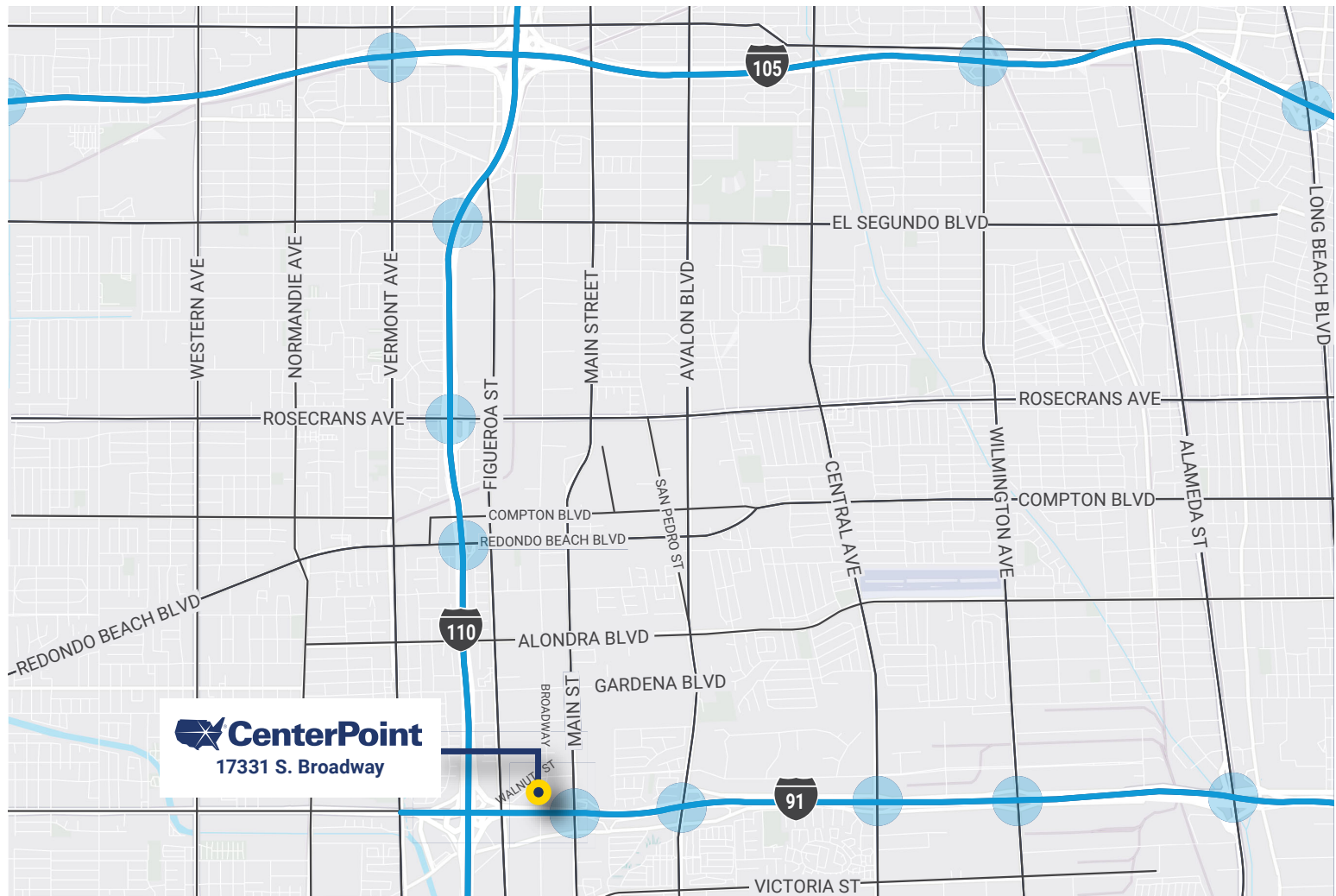
Site Plan

Key

- 17,280 SF modern industrial building on +/- 4.7 acres
- 3,250 SF 2-story office area
- Excellent frontage along 91 Freeway
- 6 oversized ground level doors
- 3 separate points of ingress/egress from Walnut St & Broadway
- 1600 AMPS of power
- ML Zoning (Light Industrial)
- Gated, lit & secured concrete yard
- Immediate access to 91, 110, and 405 Freeways
- Ideal for equipment rental, heavy equipment service and maintenance, construction materials, heavy vehicle refueling, public utility yard, outdoor storage etc. (Tenant to verify)



17331 S. Broadway, Carson



Location Highlights



South Bay Location

Port adjacent "infill" location



LAX Airport

12 miles | 20 mins.



Ports of LA/Long Beach

12.5 miles | 22 mins.



Low Coverage

Prime Low-Coverage property in "infill" market.

Location Highlights

- + Located in the premier South Bay submarket of the Greater Los Angeles market.
- + Directly adjacent to 110, 91 & 405 Freeways
- + 110 Freeway exit at Redondo Beach Blvd / 91 Freeway exit at Main Street
- + Close proximity to LAX & Port of LA/Long Beach





Key Distances

LAX Airport

12 miles

BNSF Intermodal Facility

16 miles

Port of Los Angeles/Long Beach

12.5 miles

UP Intermodal Facility

16 miles

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry’s toughest challenges. And it’s those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we’re built to solve. For more information on CenterPoint Properties, visit centerpoint.com, follow [@centerpointprop](https://twitter.com/centerpointprop) on Twitter or engage with us on [LinkedIn](https://www.linkedin.com/company/centerpoint/).

centerpoint.com

All information is subject to verification and no liability for errors or omissions is assumed.

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