



FULLY REFURBISHED IN 2024  
EXCELLENT DOCK HIGH LOADING  
DRIVE-AROUND BUILDING  
IMMEDIATE FREEWAY ACCESS



**100,121 SF AVAILABLE FOR LEASE OR SALE Q1 2025**

## **HIGH QUALITY SOUTH BAY WAREHOUSE**

800 Sandhill Avenue | Carson, CA 90746







## Property Highlights

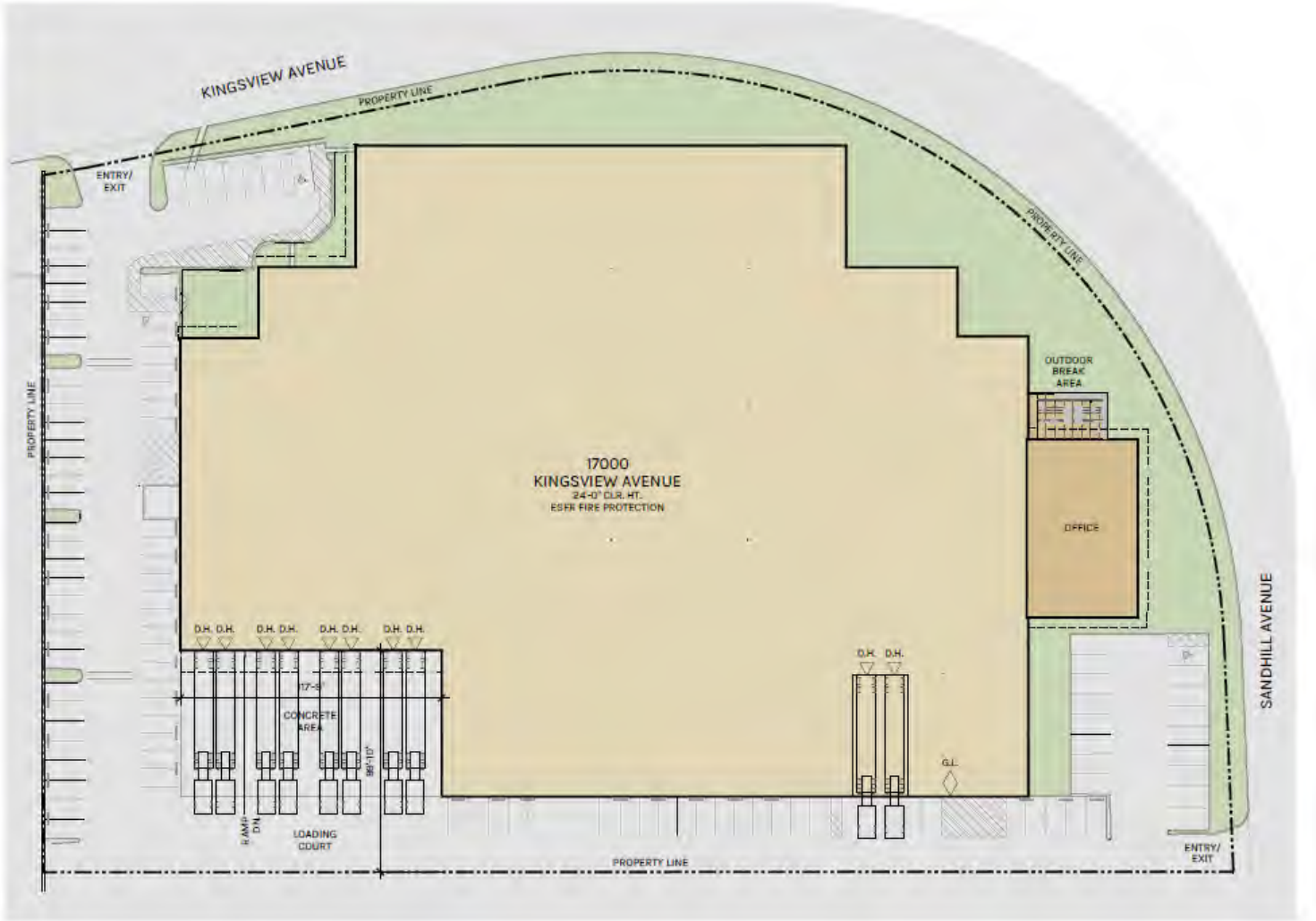
- Class A New Offices
- ESFR Sprinkler System
- Drive Around Capability
- Excellent 91 Freeway Access
- No Hours of Operation Limits
- First Class Remodel in 2024
- 100,121 SF Building
- 171,187 SF Lot
- 4,743 SF Office
- 24' Clearance
- 10 Dock High Positions
- 1 Ground Level Doors
- 800 Amps
- 99 Auto Parking









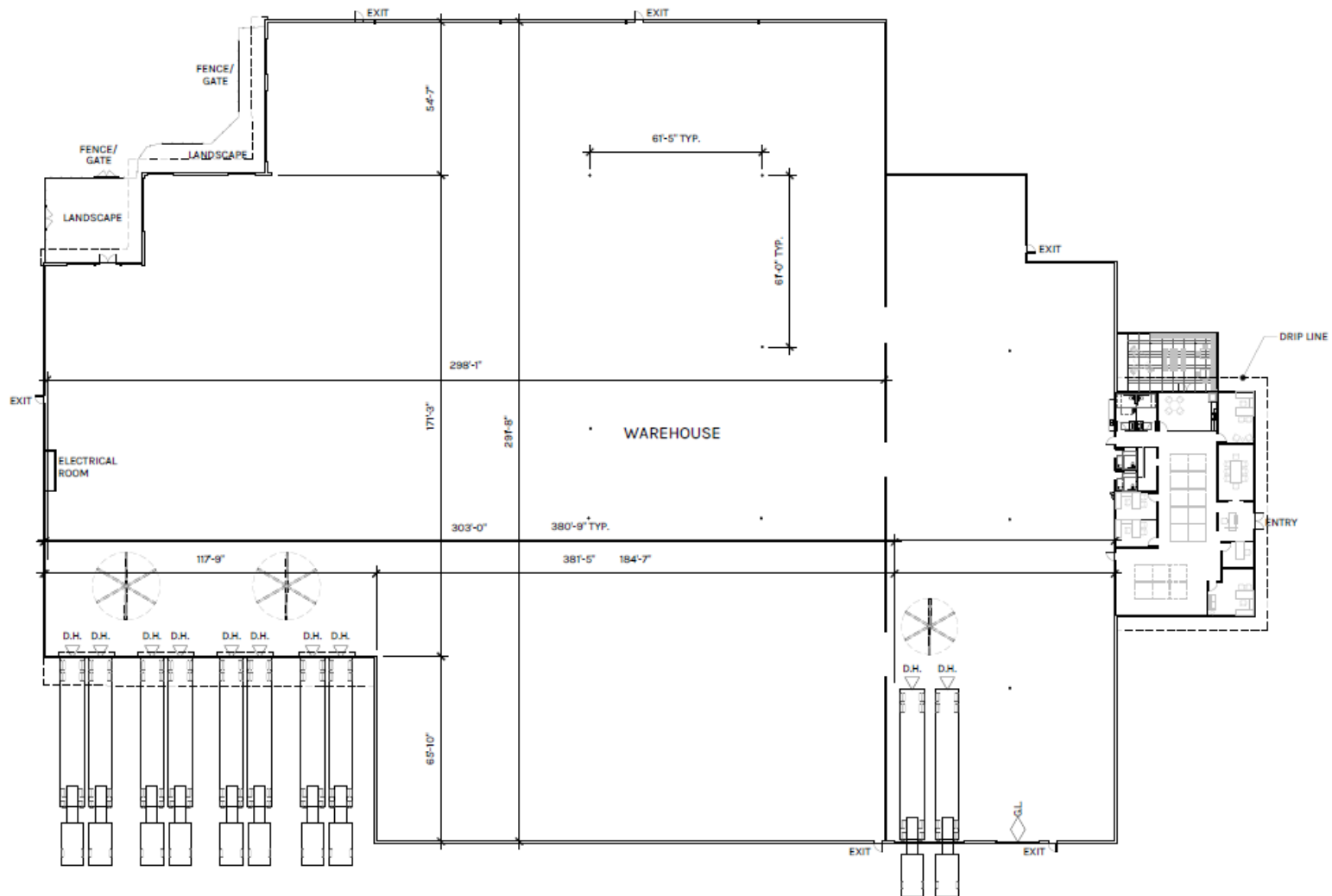


WAREHOUSE  
95,378 SF

OFFICE  
4,743 SF

TOTAL  
100,121 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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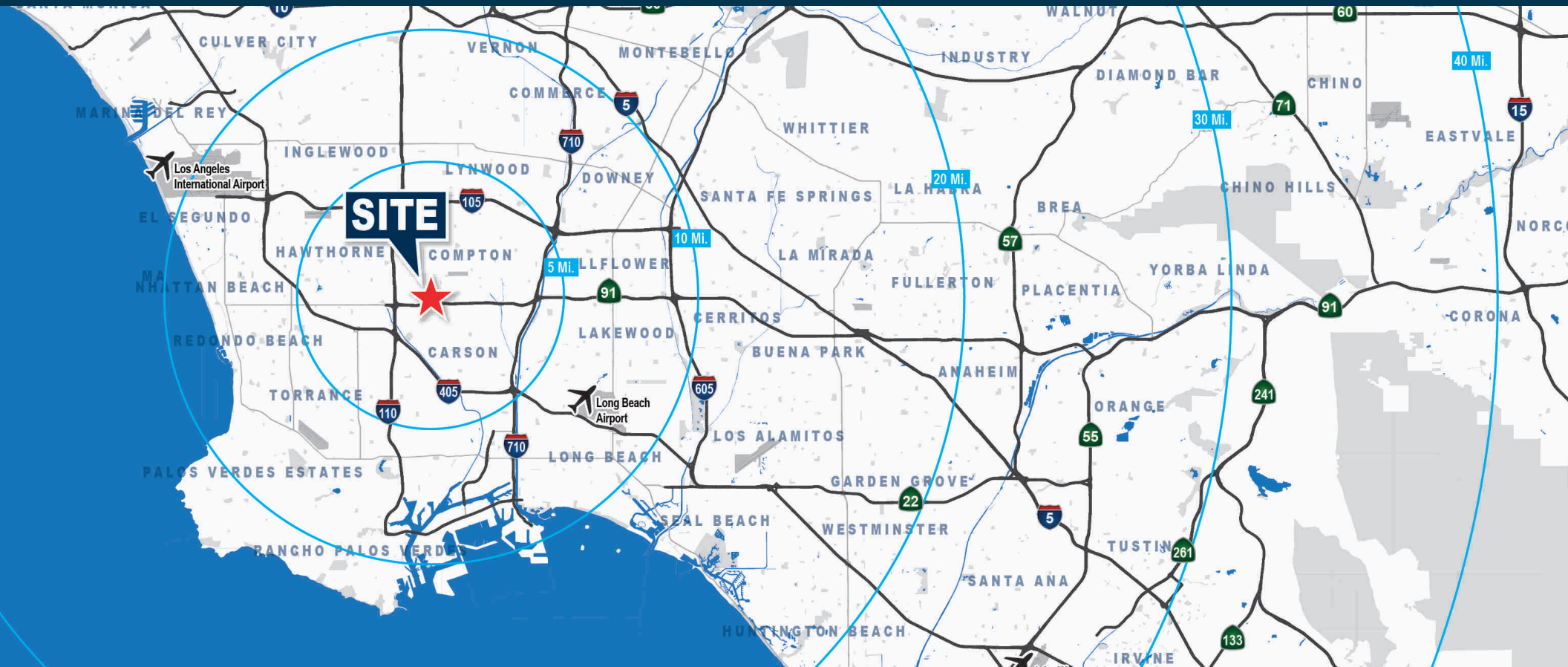


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## Location Highlights

- Proximate to South Bay's deep labor pool of engineers and industrial workers
- Immediate access to 91, 110, 405, 710 and 105 Freeways
- Proximity to multiple aerospace and defense contractors
- (10) miles to the Ports of Los Angeles and Long Beach
- (12) miles to Los Angeles International Airport

0.28 Miles  
to I-91

1.3 Miles  
to I-110

9.1 Miles  
to SpaceX

9.5 Miles  
to Northrop Grumman

11.1 Miles  
to Long Beach Airport

13.8 Miles  
to LAX

14.2 Miles  
to Ports of Long Beach and Los Angeles

15.2 Miles  
to DTLA



**Rexford  
Industrial**

## Leasing Contacts

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# *Voit*

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