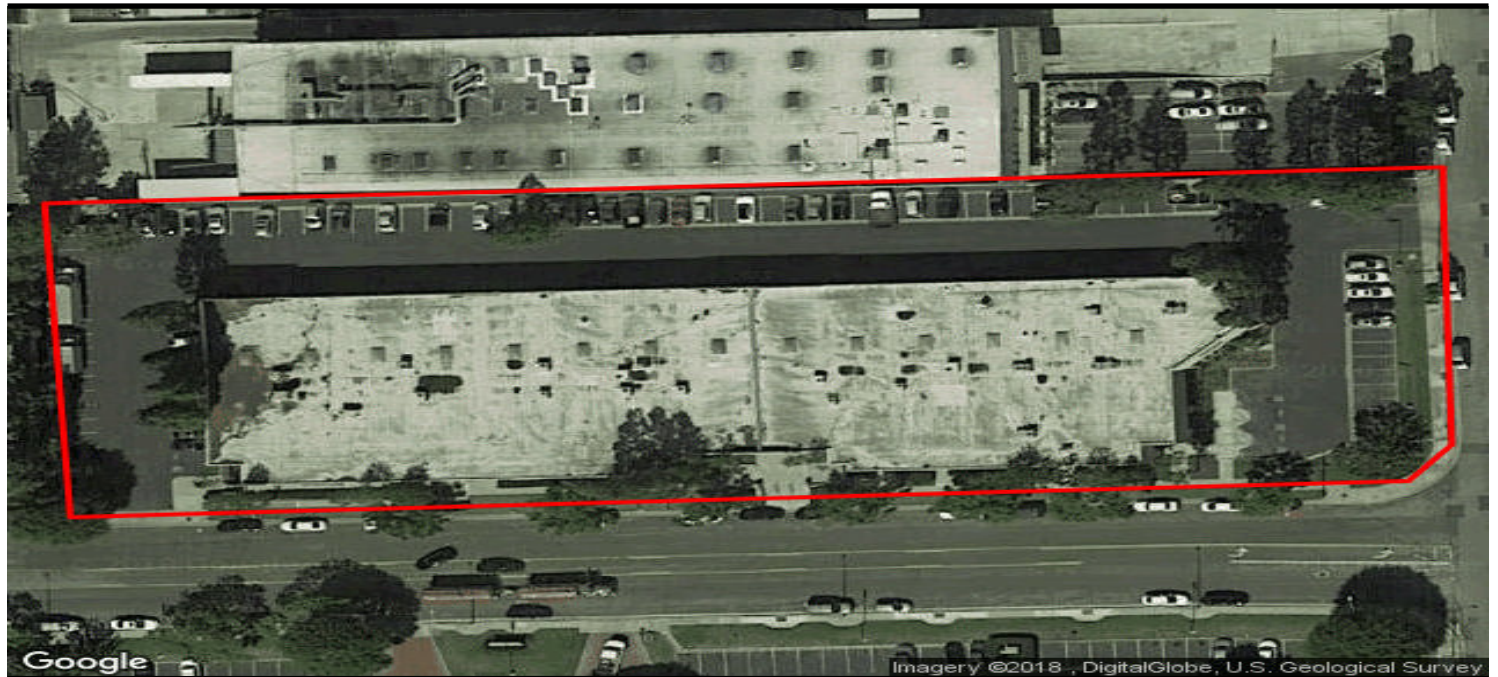


Available SF 8,175 SF Industrial For Sublease Building Size 37,466 SF



Property Name: Centre Pointe
Address: 101-129 W Walnut St, Unit 145, Carson, CA 90248
Cross Streets: S Main St/W Walnut St

Immediate Access to 405, 110 and 91 Freeways
 Excellent Image Office and Flex Space
 Ready for Immediate Occupancy
 Abundant Parking Available Surrounding the Project
 On Site Gym and Cafeteria
 Sublease Thru 1/31/22

Lease Rate/Mo:	\$8,175	Sprinklered:	No	Office SF / #:	4,000 SF
Lease Rate/SF:	\$1.00	Clear Height:	14'	Restrooms:	
Lease Type:	MG	GL Doors/Dim:	2	Office HVAC:	Yes
Available SF:	8,175 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0
Minimum SF:	8,175 SF	A: V: O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0
Term:	Thru 1/31/22	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	None	Possession:	8/1/20
Sale Price/SF:	NFS	Parking Spaces: 20	/ Ratio: 2.5:1000	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call Broker
Yard:		Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	MH			APN#:	6126-005-025

Listing Company: Lee & Associates
Agents: Michael Lee 562.568.2018

Listing #: **Listing Date:** **FTCF:**CB250N000S000

Notes: Tenant to verify all information. Unit is Occupied. Schedule Appt. To Tour.