



Available SF: 8,553

Total Building SF: 30,248



Address: 1176 Sandhill Ave, Carson, CA 90746
Cross Streets: Sandhill Ave / Keegan Ave
Park Name: Roberts Business Park - Carson

**Good Access to 91 and 110 Freeways
Sublease Up To 10/31/2020**

Lease Rate/Mo: \$8,125
Lease Rate/SF: \$0.95
Lease Type: Gross
Terms: Sublease Through 10/31/2020
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 8,553
Minimum SF: 8,553
Prop Lot Size: POL
Yard: No
Zoning: ML

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1972
Sprinklered: No
Ground Lvl Drs/Dim: 3 / 12x12
Dock High/Dim: 0 / --
Clear Height: 16
Heat/Cool: None
Roof Type: Lam Glu WB
A: 400 V: 120/208 Ø: 3 W: 4
Parking Spaces: 12 / **Bldg Ratio:** 1.8:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,500 / 4
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
To Show: Call Agent
Region: LA South/Carson-
Compton/Rancho Dominguez
Thomas Guide: 734-F7
APN#: 7319-032-002

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

Agents: Tim Hickok (562) 908-6018 x207

Property/Listing/Ste #: 1159361/1909618/3013182

Listing Date: 07/11/2017

FTCF: CB250N000S000/AOAA

Notes: Cell: (562) 235-0538.