



PINYON POINTE

Industrial Park

Building 3

16325 S Main Street, Carson, CA

FOR LEASE

±138,610 SF

Available Q2 2024

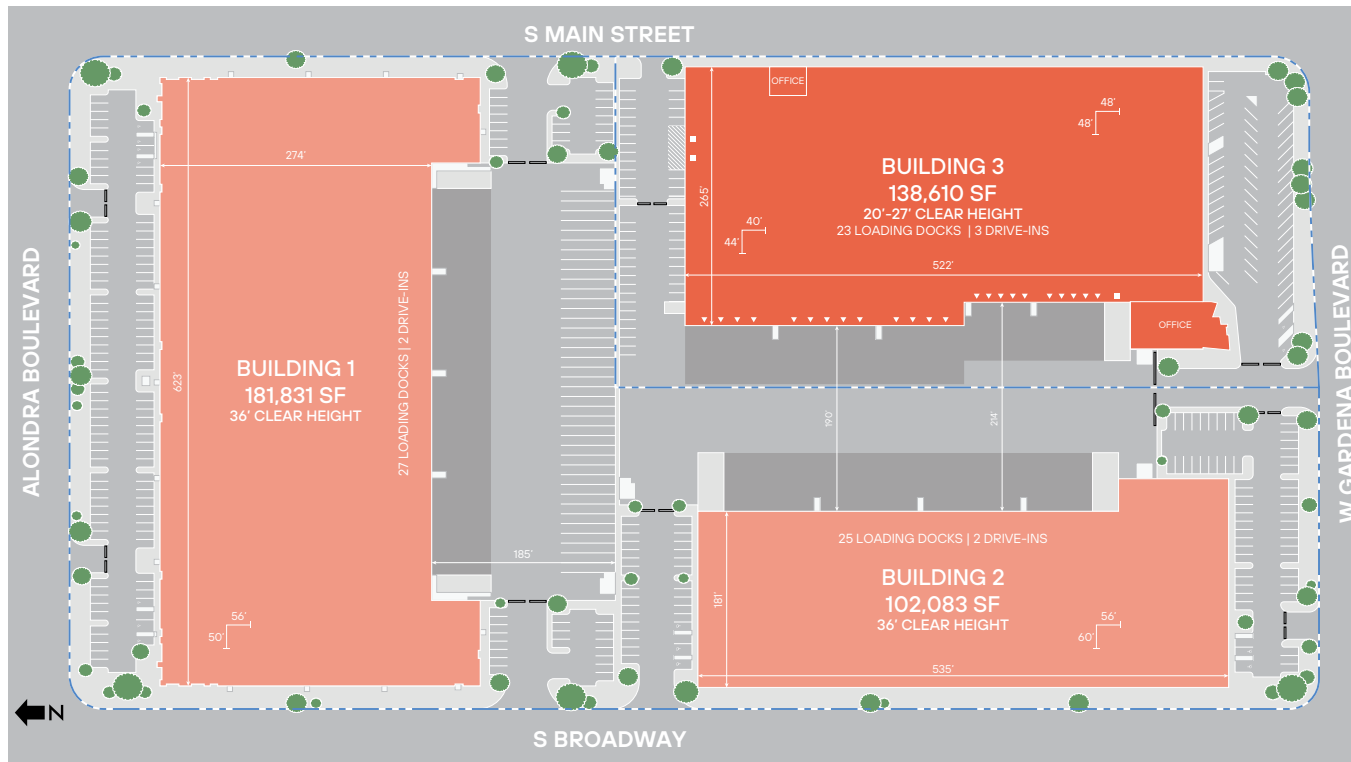


Leasing by:



SITE PLAN

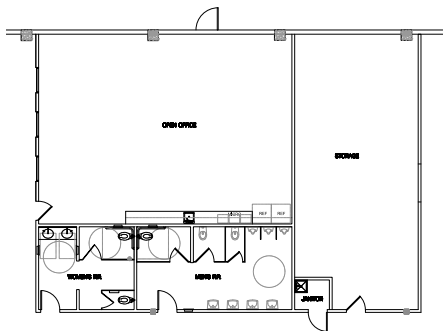
PINYON POINTE | BUILDING 3



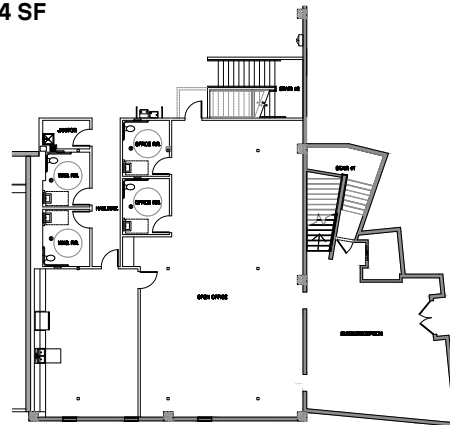
BUILDING SF	138,610 SF
ACRES	+ / - 5.26 AC
OFFICE	4,816 SF
MEZZANINE OFFICE	2,691 SF
CLEAR HEIGHT	20 - 27'
LOADING DOCKS	23
DRIVE-IN DOORS	3
TRUCK COURT DEPTH	190' shared (secured)
CAR SPACES	99
POWER	1,200 amp switchgear (277/480 volt, 3-phase) with 1,200 amp UGPS
SPRINKLERS	ESFR
SECURITY	Fully fenced site

OFFICE PLANS

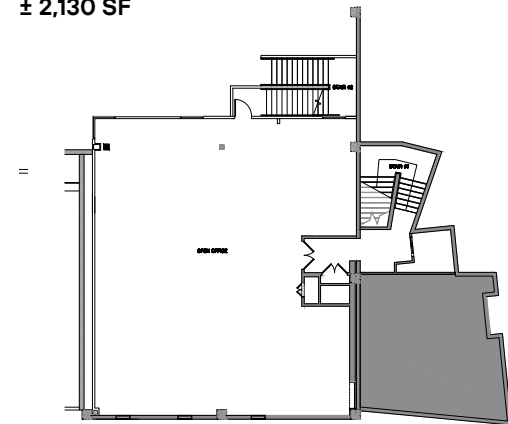
Ground floor | North office
± 1,200 SF



Ground floor | Main office/lobby
± 1,254 SF



Mezzanine | Open office
± 2,130 SF



LOCATION HIGHLIGHTS

Pinyon Pointe Industrial Park is strategically positioned to provide immediate access to 5 major freeways (110, 405, 710, and 91 freeways). Its proximity to this extensive freeway network enables line-of-sight entry to multiple major transportation networks: Ports of Los Angeles and Long Beach and Los Angeles International Airport (LAX).



- I-110
1 mi.
- SR-91
1 mi.
- I-405
2.5mi.
- I-105
3 mi.
- I-710
6 mi.

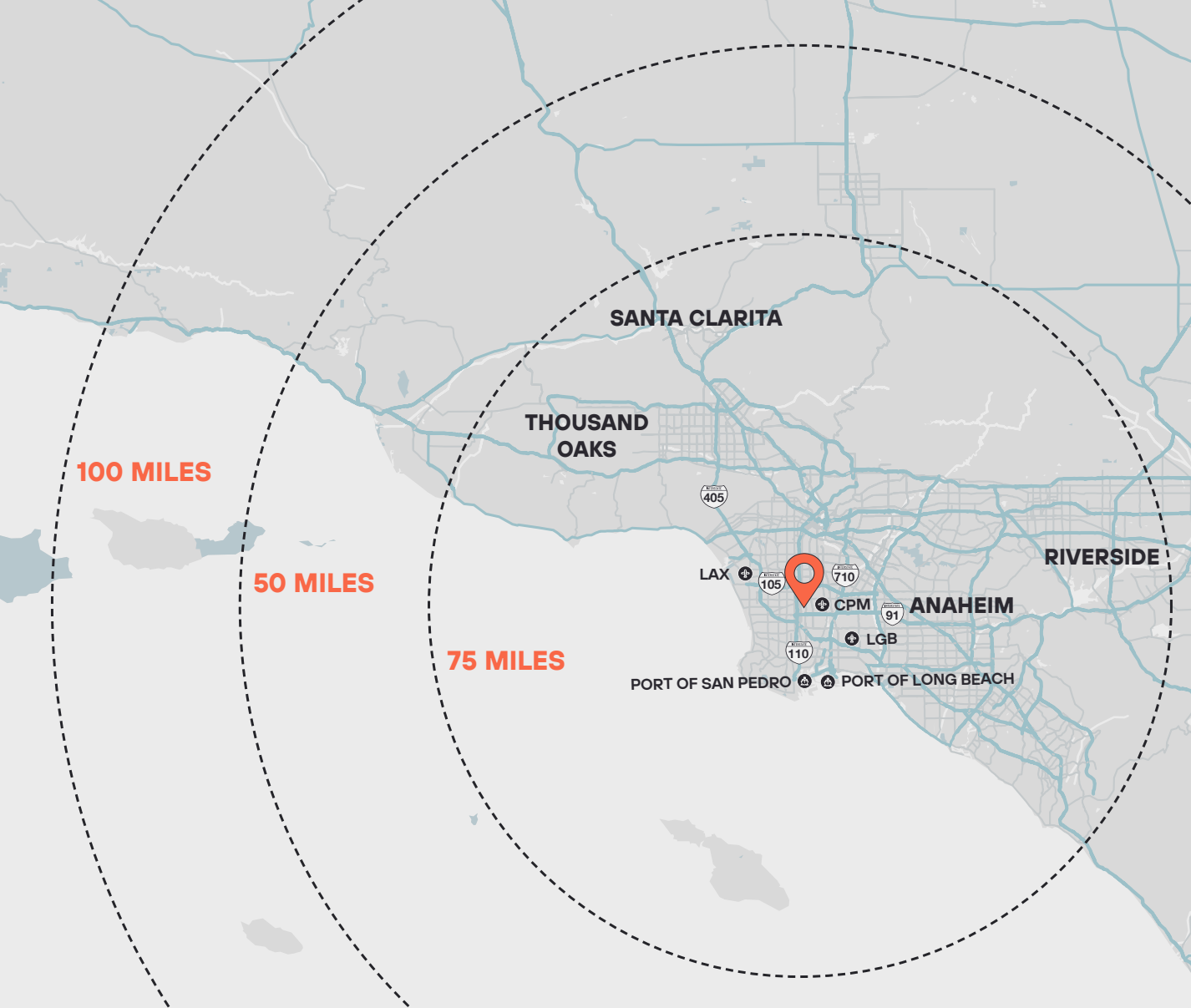


- PORT OF
LONG BEACH
14 mi.
- PORT OF
LOS ANGELES
14 mi.



- CPM
AIRPORT
3 mi.
- LGB
AIRPORT
13 mi.
- LAX
AIRPORT
14 mi.





DEMOGRAPHICS

POPULATION - WITHIN 50 MI

14,675,388

Potential Customers

POPULATION - WITHIN 75 MI

18,176,516

Potential Customers

POPULATION - WITHIN 100 MI

20,161,159

Potential Customers

For leasing information, contact:

MIKE FOWLER
 mike.fowler@jll.com
 (213) 239-6235
 License # 01197983

TIM O'ROURKE
 tim.orourke@jll.com
 (213) 239-6231
 License # 01008331



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.