

SB LLC SOUTH BAY LOGISTICS CENTER

333 W GARDENA BOULEVARD
CARSON, CA 90248

FOR LEASE | 145,840 SF AVAILABLE

WWW.SOUTHBAYLOGISTICSCENTER.COM

LAX
International
Airport
8 Miles



Los Angeles
Long Beach
Port Complex
8 Miles



NEWMARK



CLARION PARTNERS

BUILDING HIGHLIGHTS

New State of the Art Industrial Facility

145,840
SQUARE FEET

25
DOCK HIGH POSITIONS

2
GROUND LEVEL DOORS

36'
CLEAR HEIGHT

144'
SECURE TRUCK YARD

ESFR K-25
SPRINKLER SYSTEM

5,500 SF
OF NEW TWO STORY OFFICE

3,000
AMPS OF POWER

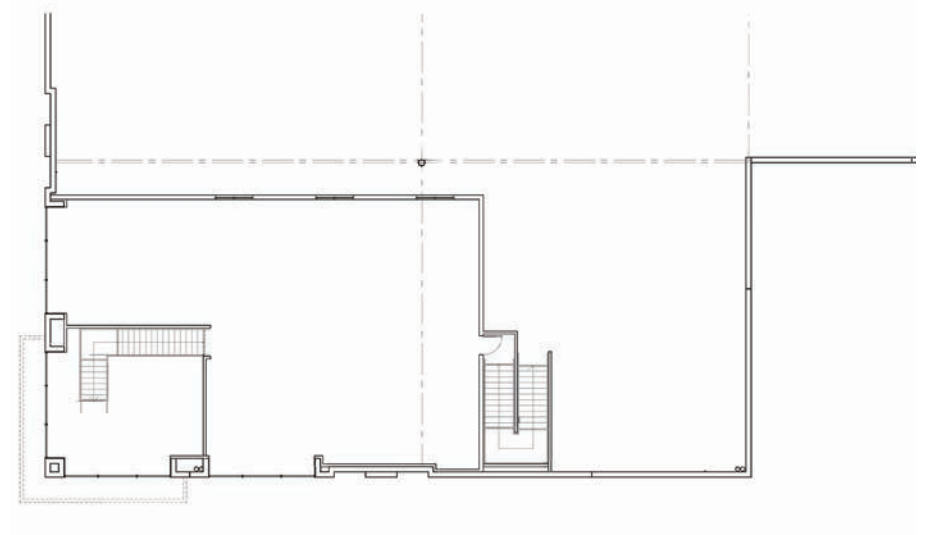
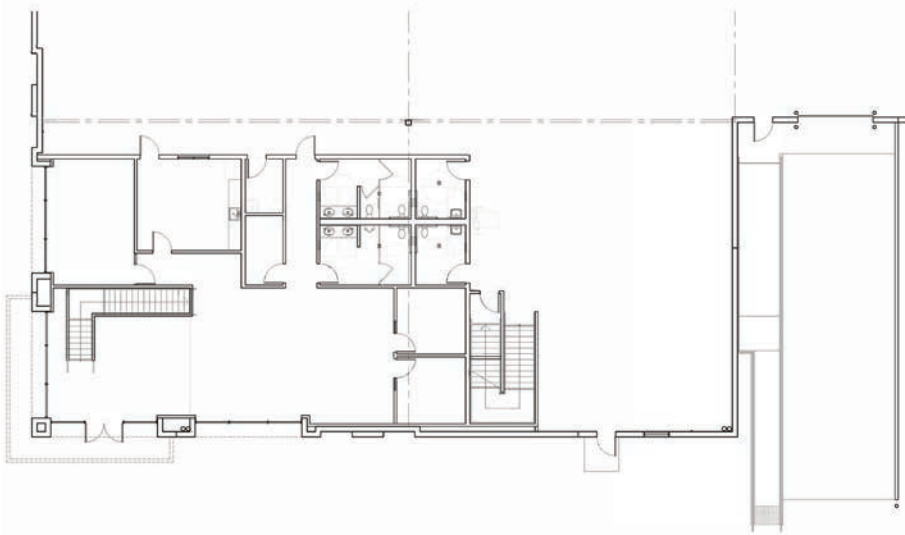
50' x 52'
COLUMN SPACING
(60' x 52' AT SPEED BAY)

141
AUTO PARKING SPACES



OFFICE LAYOUT











SECOND FLOOR

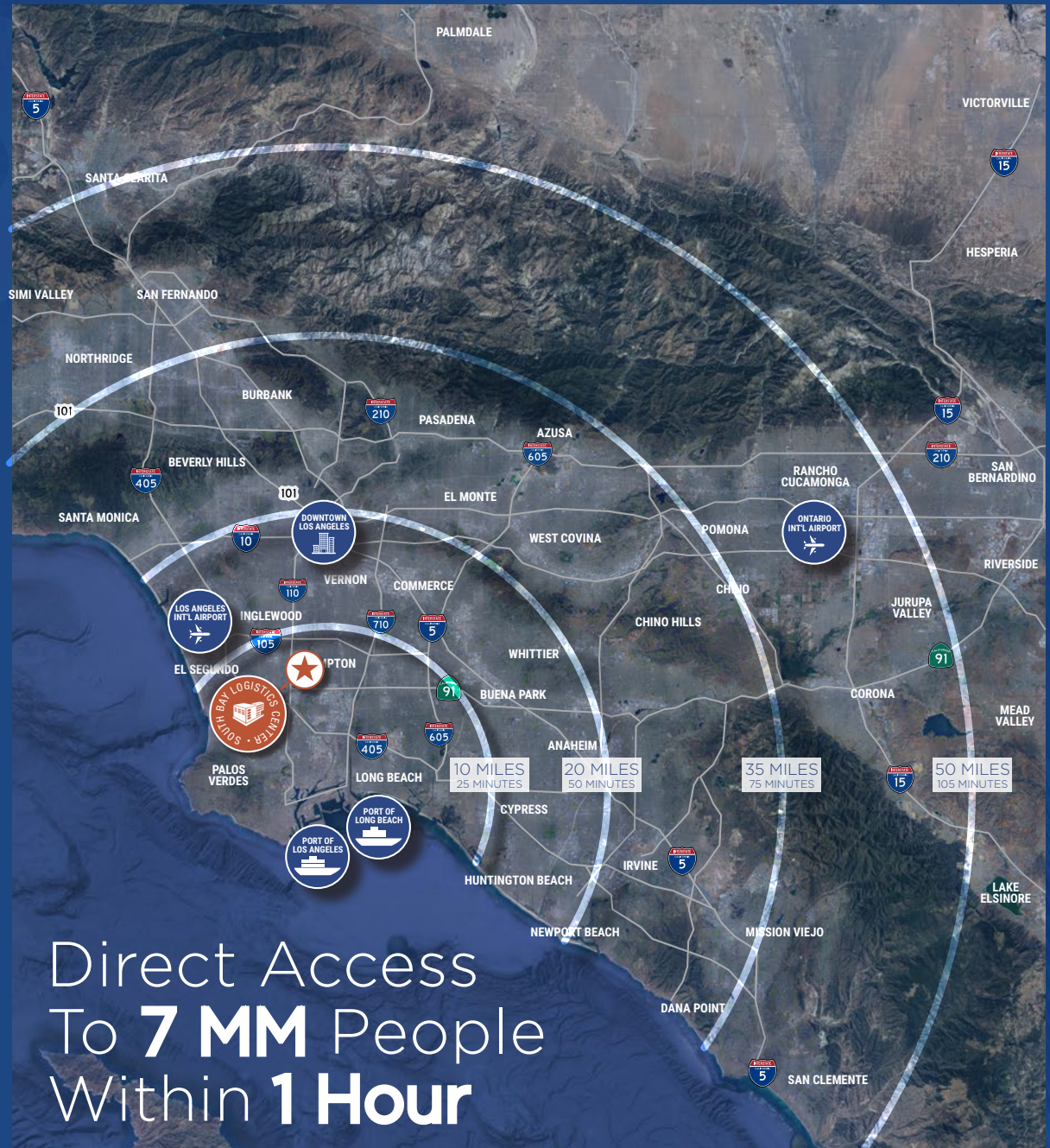


FIRST FLOOR

LOCATOR MAP

Distance from Subject Property

	110 FREEWAY	1 MILE
	91 FREEWAY	1 MILE
	405 FREEWAY	2 MILES
	105 FREEWAY	4 MILES
	710 FREEWAY	6 MILES
	PORT OF LOS ANGELES	8 MILES
	PORT OF LONG BEACH	8 MILES
	LOS ANGELES INT'L AIRPORT	8 MILES
	DOWNTOWN LOS ANGELES	11.5 MILES
	ONTARIO INT'L AIRPORT	50 MILES



CORPORATE NEIGHBORS



DEVELOPMENT TEAM



ABOUT CT REALTY

CT Realty is a nationwide industrial real estate investment and development company focused on logistics and e-commerce solutions for corporate America. Since its founding in 1994, the company, its principals and affiliates have developed, acquired and managed over \$8 billion in industrial and office properties.

With offices in Newport Beach, California and Dallas, Texas, CT has built the foundation to meet a broad range of logistics assignments. In addition to CT's existing buildings, the company is actively developing more than 20 million square feet of industrial properties across ten tier 1 U.S. industrial markets. As growth in e-commerce logistics continues to reshape industrial markets in America, CT is poised to meet that need with high caliber Class A logistics centers across the U.S.

More information is available at:
www.ctrinvestors.com



ABOUT CLARION PARTNERS

Clarion Partners, LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 38 years. Headquartered in New York, the firm has offices in major markets throughout the U.S. and Europe. With \$56.4 billion in total assets under management, Clarion Partners offers a broad range of both debt and equity real estate strategies across the risk/return spectrum to its more than 350 domestic and international institutional investors.

More information is available at:
www.clarionpartners.com

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Newmark DRE #01355491

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