



1065 E. Walnut St, Unit 2

Carson, CA

Total Unit SF
65,528

Cooler/ Freezer SF
57,556

Office/ Loading SF
7,972

- **Freezer/ Cooler Area:** 38,394 SF
- **Freezer Area:** 19,162 SF
- **Office/ Loading Area:** 7,972 SF
(Additional non-adjacent office available on mezzanine.)
- **Zoning:** ML - Light Manufacturing
- **Land Acres/ SF:** 7.84/ 341,664 SF

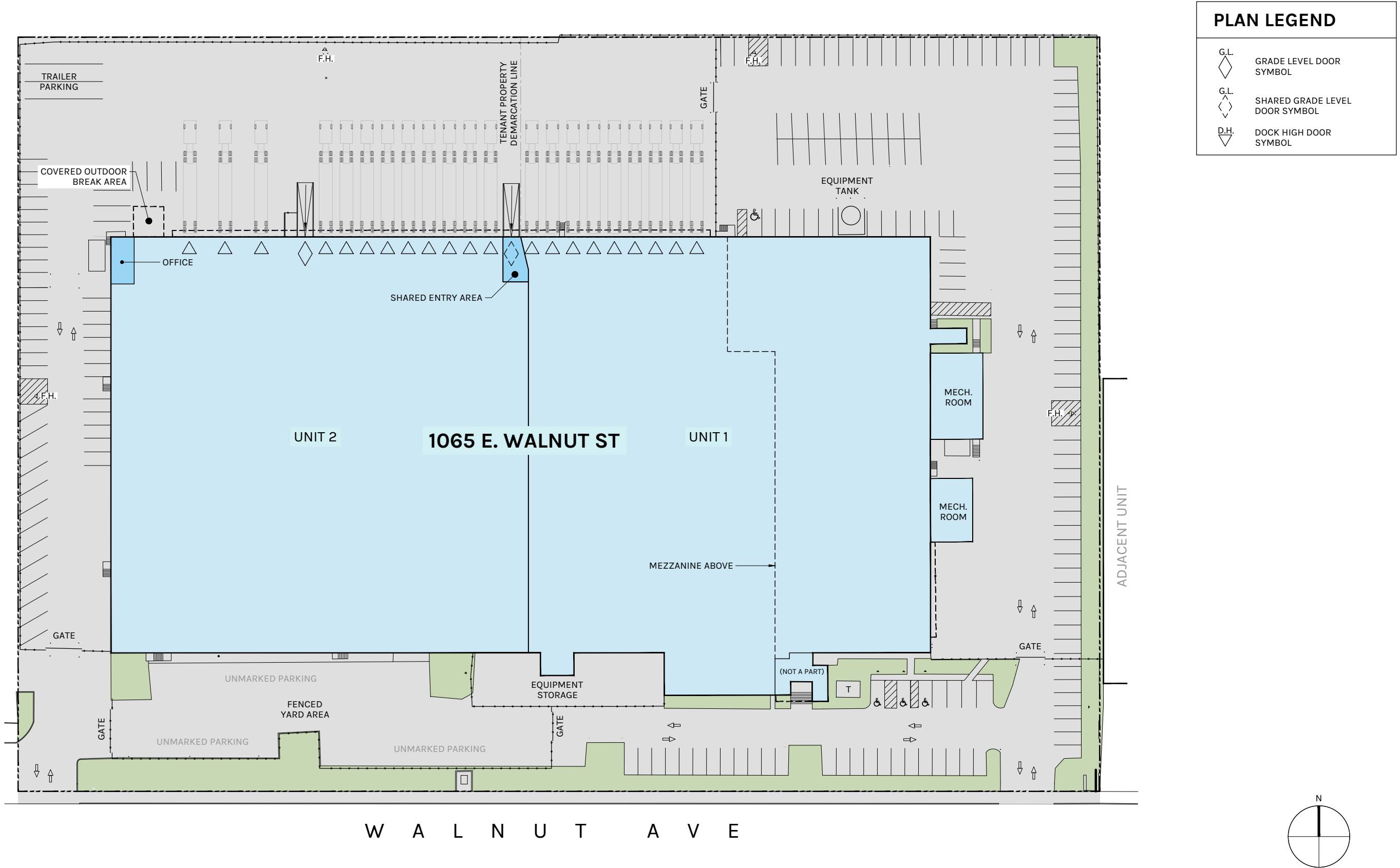
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- **Fire Protection:** K-8 12" Long Dry Pendant Sprinklers
 - **Clear Height:** 21'- 33'
 - **Gas:** Not Applicable
 - **Electrical:** 1600 AMP 277/480v Capacity

*Maximum electrical capacity is subject to switchgear, transformer, underground pull section, and utility availability/capacity. Tenant and Broker to confirm with utility their requirements (including timing of said requirements) to meet their operational needs. Landlord will reasonably cooperate with Tenant to achieve Tenant's power needs.

- **Dock High Doors:** 12
 - **9** (9'-0"H X 7'-6"W) w/ Pit Levelers
 - **3** (10'-0"H X 9'-0"W) w/ Pit Levelers
- **Grade Level Doors:** 2 (10'-6"H X 8'-0"W)
(1 Grade Level door is shared between tenants)

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- **Trailer Parking:** 3 Stalls
 - **Total Auto Parking Provided:** 46

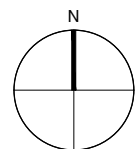
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- **Freezer/Cooler Temperature:** 0° to 36°
 - **Freezer Temperature:** -5° to 10°





65,528 SF

TOTAL: 65,528 SF



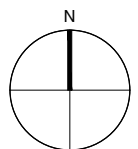
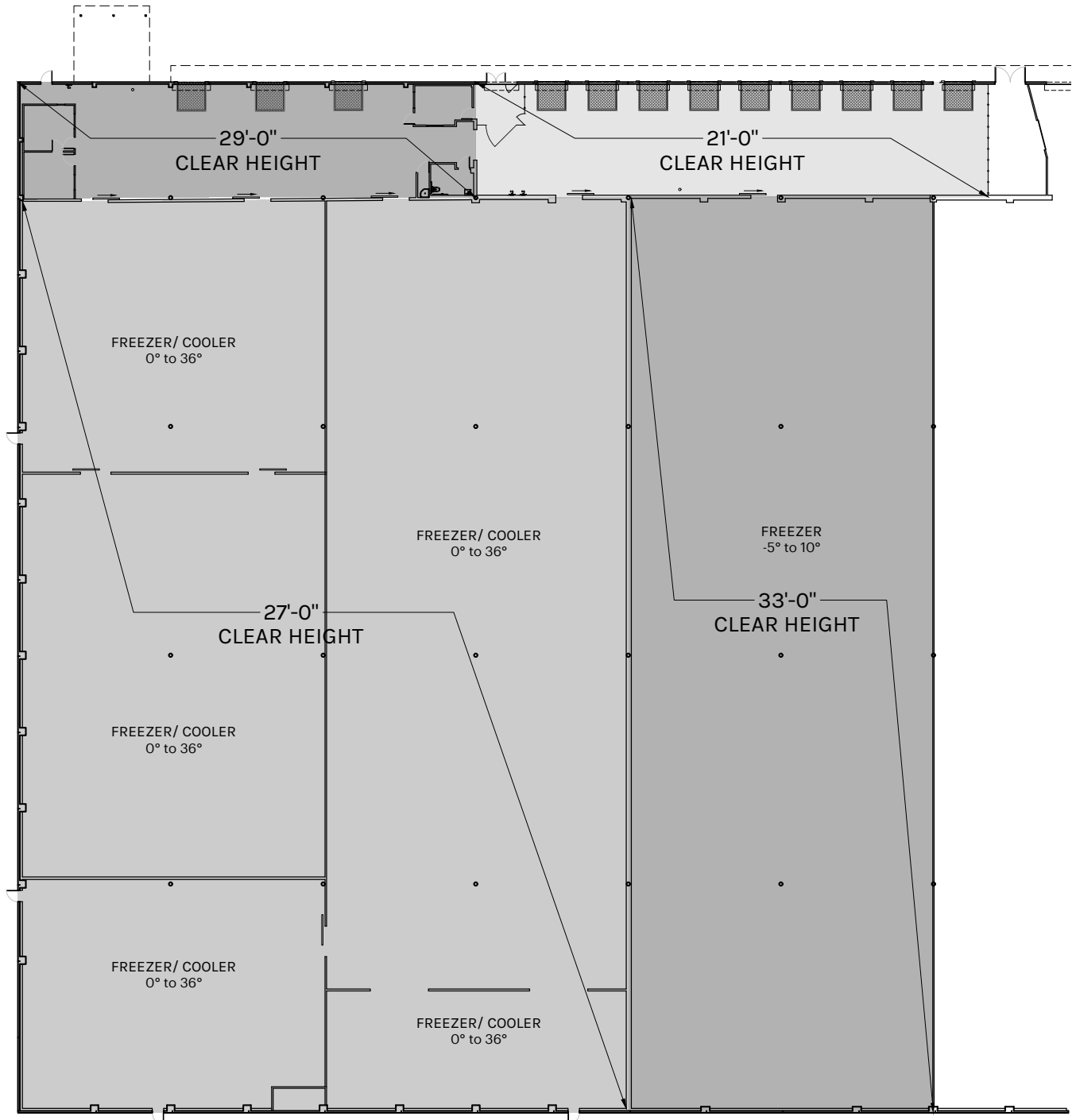
SCALE: 1" = 40'-0"

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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Clear Height



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