



# Pinyon Pointe

112 W Alondra Boulevard, Carson, CA  
219 W Gardena Boulevard, Carson, CA  
16325 S Main Street, Carson, CA

Building 3: Delivering Q2 2024  
Buildings 1-2: Delivering Q3 2024

FOR LEASE

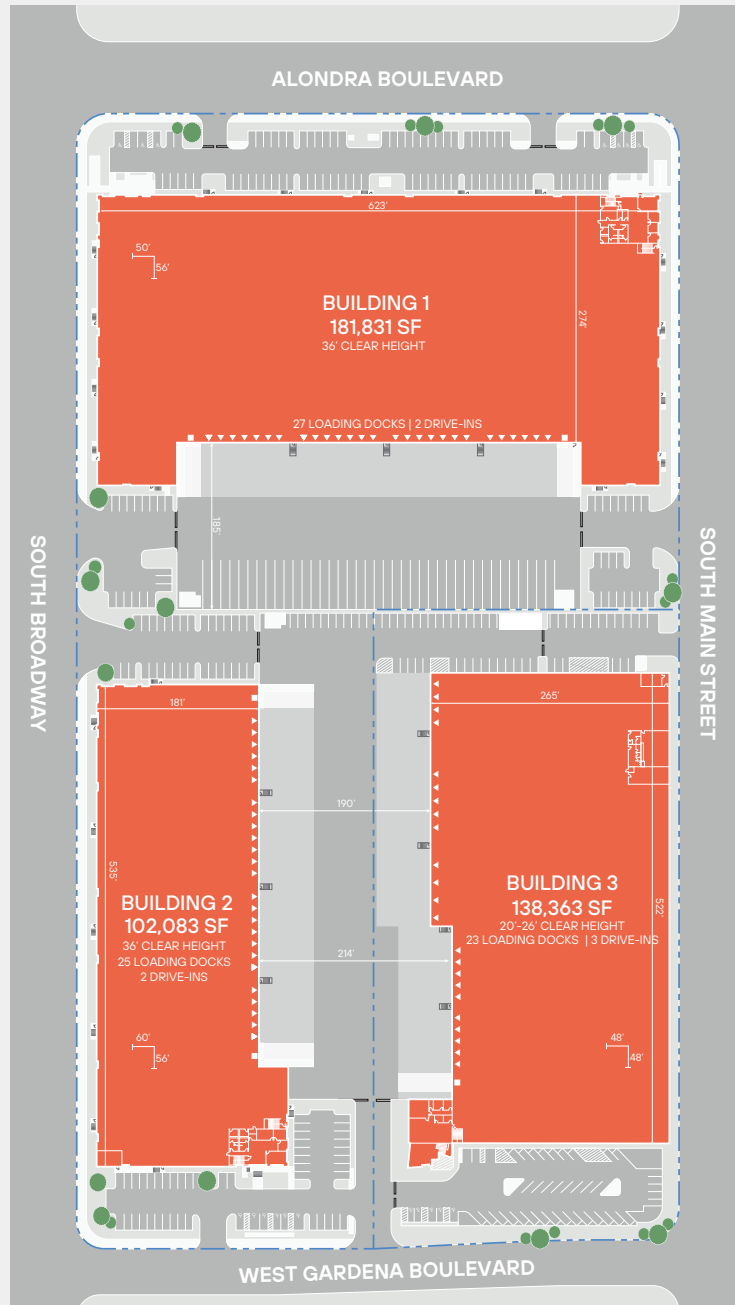
±422,277 TOTAL SF

BUILDINGS 1-3



NEWMARK





**BUILDING 1**

**TOTAL SF**  
±181,831 SF

**OFFICE**  
±6,536 SF

**CLEAR HEIGHT**  
36'

**DOCK DOORS**  
27

**DRIVE-IN DOORS**  
2

**FIRE SUPPRESSION**  
ESFR

**POWER**  
3,000 amp switchgear  
(277/480 volt, 3-phase),  
with 4,000 amp UGPS

**BUILDING DIMENSIONS**  
274' X 623'

**COLUMN SPACING**  
56'x50'

**TRUCK COURT DEPTH**  
185'  
(secured)

**CAR SPACES**  
125

**SKYLIGHTS**  
2.5%

**SECURITY**  
Fully fenced site

**BUILDING 2**

**TOTAL SF**  
±102,083 SF

**OFFICE**  
±4,972 SF

**CLEAR HEIGHT**  
36'

**DOCK DOORS**  
25

**DRIVE-IN DOORS**  
2

**FIRE SUPPRESSION**  
ESFR

**POWER**  
1,600 amp switchgear  
(277/480 volt, 3-phase),  
with 2,000 amp UGPS

**BUILDING DIMENSIONS**  
181' X 535'

**COLUMN SPACING**  
56'x60'

**TRUCK COURT DEPTH**  
190' shared  
(secured)

**CAR SPACES**  
92

**SKYLIGHTS**  
2.5%

**SECURITY**  
Fully fenced site

**BUILDING 3**

**TOTAL SF**  
±138,363 SF

**OFFICE**  
±7,004 SF

**CLEAR HEIGHT**  
20 - 26'

**DOCK DOORS**  
23

**DRIVE-IN DOORS**  
3

**FIRE SUPPRESSION**  
ESFR

**POWER**  
1,200 amp switchgear  
(277/480 volt, 3-phase),  
with 1,200 amp UGPS

**BUILDING DIMENSIONS**  
265' X 522'

**COLUMN SPACING**  
40'x44'

**TRUCK COURT DEPTH**  
190'-214' shared  
(secured)

**CAR SPACES**  
99

**SKYLIGHTS**  
1.23%

**SECURITY**  
Fully fenced site

**TOTAL**

**TOTAL SF**  
±422,277 SF

**OFFICE**  
±18,512 SF

**CLEAR HEIGHT**  
20 - 36'

**DOCK DOORS**  
75

**DRIVE-IN DOORS**  
7

**FIRE SUPPRESSION**  
ESFR

**CAR SPACES**  
316

**SECURITY**  
Fully fenced site

## DRIVING DISTANCES

### 1 MILE

110 FREEWAY ACCESS  
91 FREEWAY ACCESS

### 2.5 MILES

405 FREEWAY ACCESS

### 6 MILES

710 FREEWAY ACCESS

### 13 MILES

LONG BEACH AIRPORT

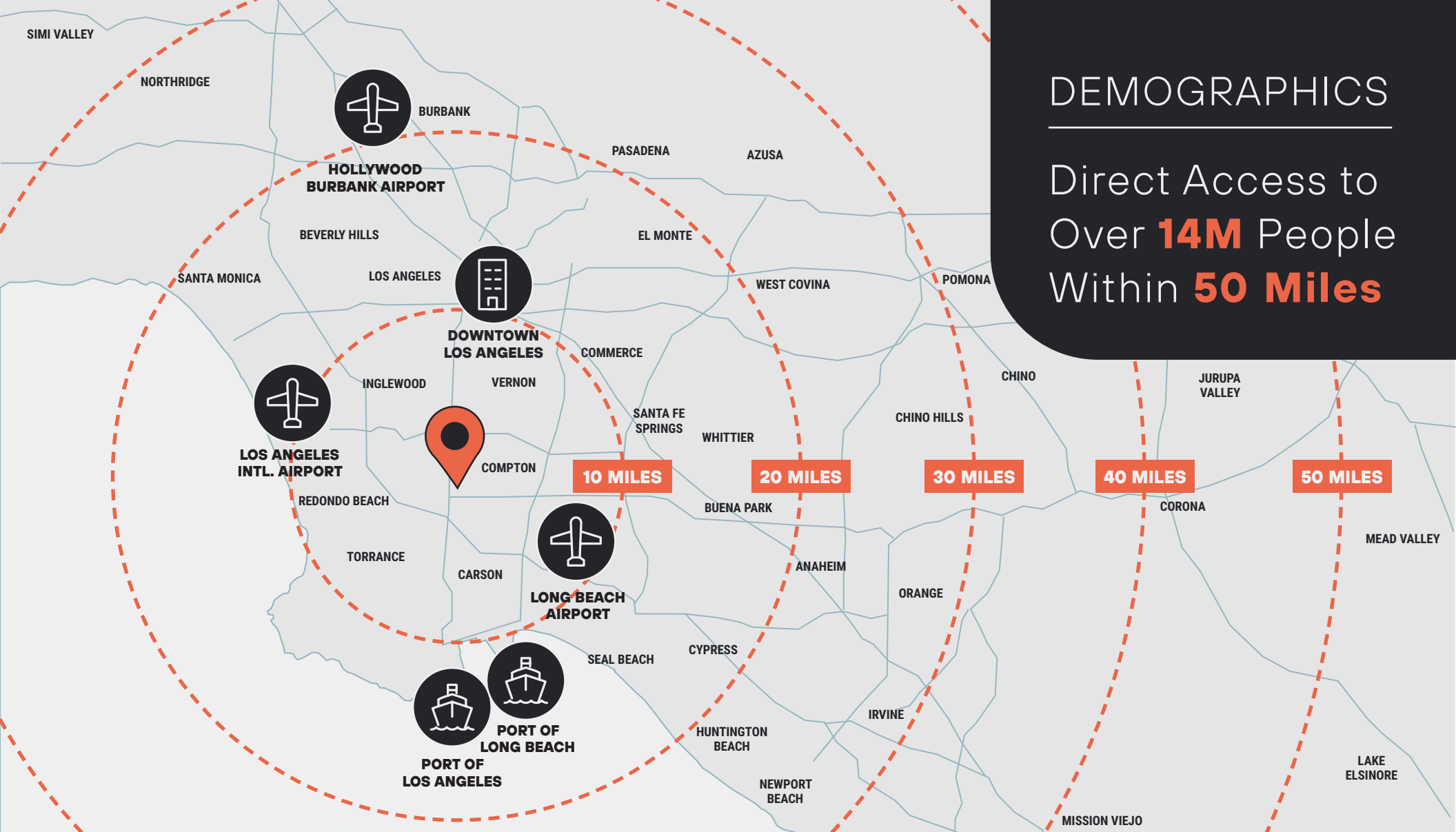
### 14 MILES

LOS ANGELES INTL. AIRPORT  
PORT OF LOS ANGELES  
PORT OF LONG BEACH

### 17 MILES

DOWNTOWN LOS ANGELES





# DEMOGRAPHICS

Direct Access to  
Over **14M** People  
Within **50 Miles**

For more information:

Building 1 & 2

**DANNY WILLIAMS**

danny.williams@nmrk.com

t 310-491-2061

CA RE Lic. #01776416

**JOHN MCMILLAN**

john.mcmillan@nmrk.com

t 310-491-2048

CA RE Lic. #01103292

**BARRY HILL**

barry.hill@nmrk.com

t 310-491-2026

CA RE Lic. #01250531

**DREW MURPHY**

drew.murphy@nmrk.com

t 310-491-2027

CA RE Lic. #02087431

Building 3

**MIKE FOWLER**

mike.fowler@am.jll.com

t 213-239-6235

CA RE Lic. #01197983

Leasing by:

**NEWMARK**



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.