

## A Planned Industrial Park:

Main Street Business Center is an 8.6 acre planned industrial project surrounded by major corporate facilities. There are seven highly-divisible buildings with 176,000 square feet of office/warehouse space. A complete range of sizes from 1959 to 28,000 square feet is offered for immediate occupancy.

## Location:

The project is located at 24412 through 24426 S. Main Street, between Sepulveda and Lomita Boulevards, in the City of Carson. The site is just 3 minutes from the Harbor (110) Freeway and just 7 minutes from the San Diego (405) Freeway. Both the Los Angeles and Long Beach Harbors are also only minutes away. Affordable employee housing surrounds the site, with the executive housing communities on the Palos Verdes Peninsula and the beach cities nearby.

## Amenities:

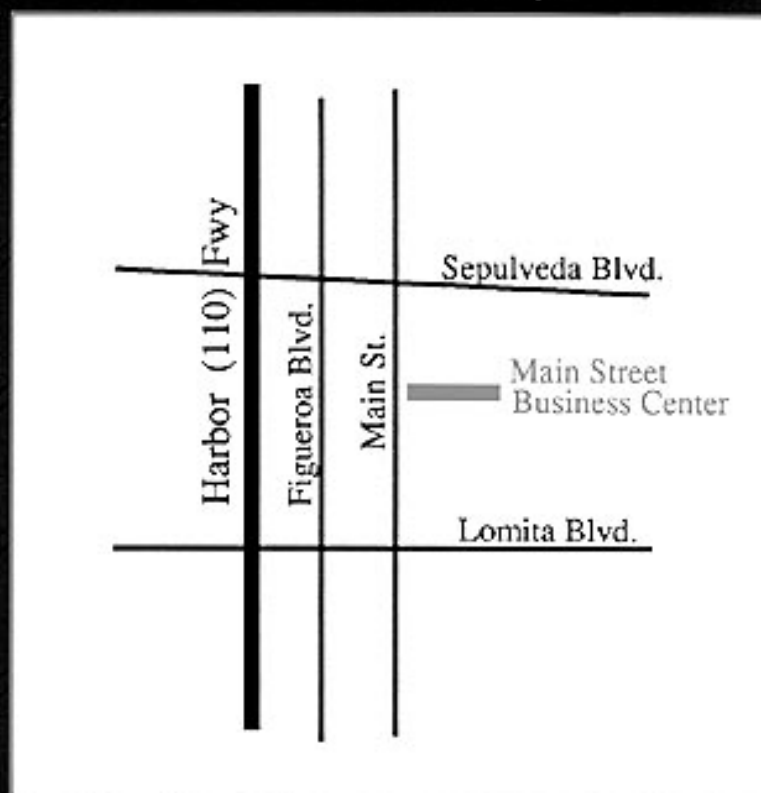
All buildings in this planned industrial environment enjoy the luxury of numerous useful amenities. Office space is to suit and varies from 8 to 60% of total building area. Each suite has 14 to 20 foot minimum warehouse clearance, a ground level loading door, 200 amps of 110/208 volt 3 phase power, warehouse lighting, and foil insulation. There is attractive landscaping, color coordinated exteriors, and concrete parking areas.

## The Owner/ Developer:

Surf Management, Inc., is the owner, developer, and manager of Main Street Business Center. As one of the South Bay's largest owners of multi-tenant business parks they offer tenants unmatched experience, professionalism, and expansion flexibility. Nearly 300 businesses of all types are located in their parks.

Surf Management, Inc., has earned an enviable reputation by keeping tenants happy through quality construction, fast and accurate tenant improvements, and professional on-going management. Surf Management, Inc., is one of the 25 largest commercial developers in all of Los Angeles County, as reported in the L.A. Business Journal. Main Street Business Center reflects Surf Management's commitment to creating and maintaining quality working environments at reasonable lease rates.

## Location Map



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