



# FOR LEASE

16518 S. Main Street, Gardena, CA

**19,644 SF Industrial Building      \$ 1.50/SF Gross / \$.092 CAM Fee**



## FEATURES

Available Square Footage	19,644
Land Square Footage	40,419
Office Square Footage	2,700
Parking	18'
Dimensions	±157 x 124
Grade Level Doors	1 (16' x 14')
Dock High Doors	2
Minimum Ceiling Clearance	18'
Power	400A, 120-240V, 3P, 4W
Sprinkler System	Yes
Construction	Concrete Tilt-Up
Zoning	CAML

## HIGHLIGHTS

- Well-Maintained Industrial Building
- Excellent Front-Loading
- Fenced Yard

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	7.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.5
Intermodal Container Transfer Facility	5.5
Alameda Corridor	3.5

### IMMEDIATE ACCESS TO

- 405, 110, and 91 Freeways
- Retail, Restaurants and Support Services



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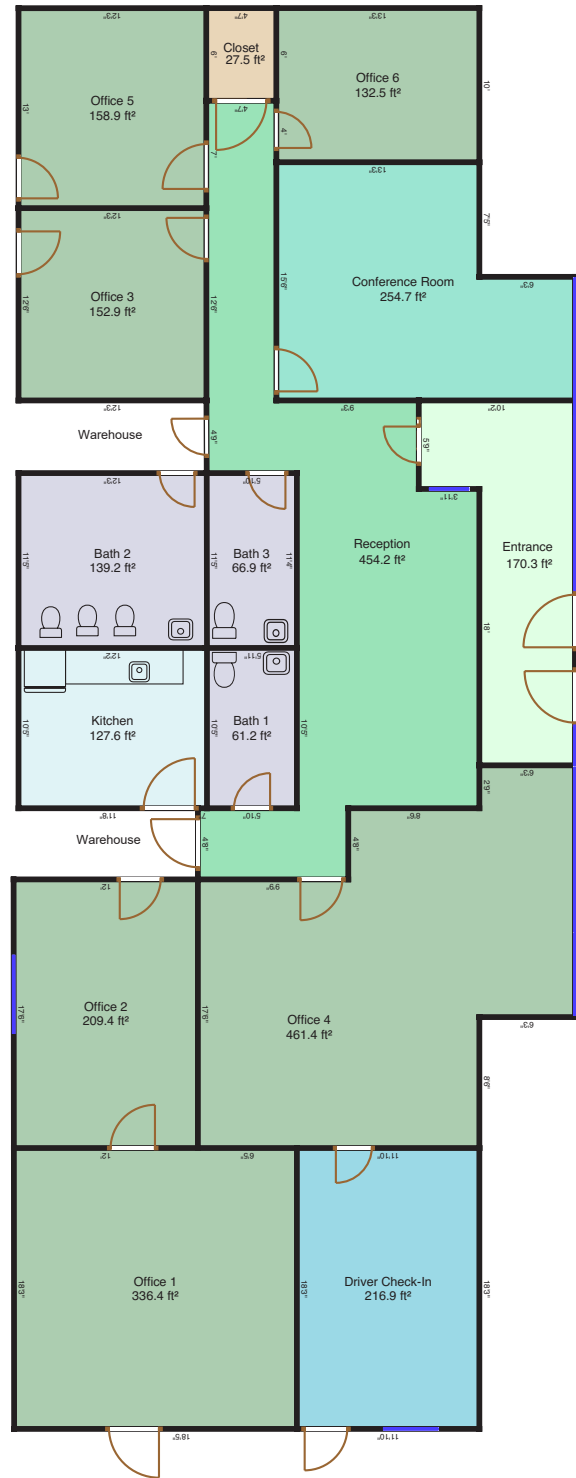
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## 16518 S. Main Street, Gardena, CA | Floor Plan



These Measurements are approximate and are for illustrative purposes only. Please verify independently.

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