



FOR LEASE

Figueroa Business Center

17210 S. Figueroa Street, Gardena, CA 90248

4,280 SF Industrial Building

\$6,206/Month (\$ 1.45/SF) Gross

FEATURES

Land Square Footage	Part of Larger
Available Square Footage	4,280
Warehouse Square Footage	2,880
Office Square Footage	1,400
Parking	10
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Minimum Ceiling Clearance	22'
Power	225A, 480V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-Up
Zoning	CAMHD

HIGHLIGHTS

Prestigious Industrial Park
CAM Fee \$0.18/SF per month
Clear Span Warehouse
LED Lighting in Warehouse

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

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



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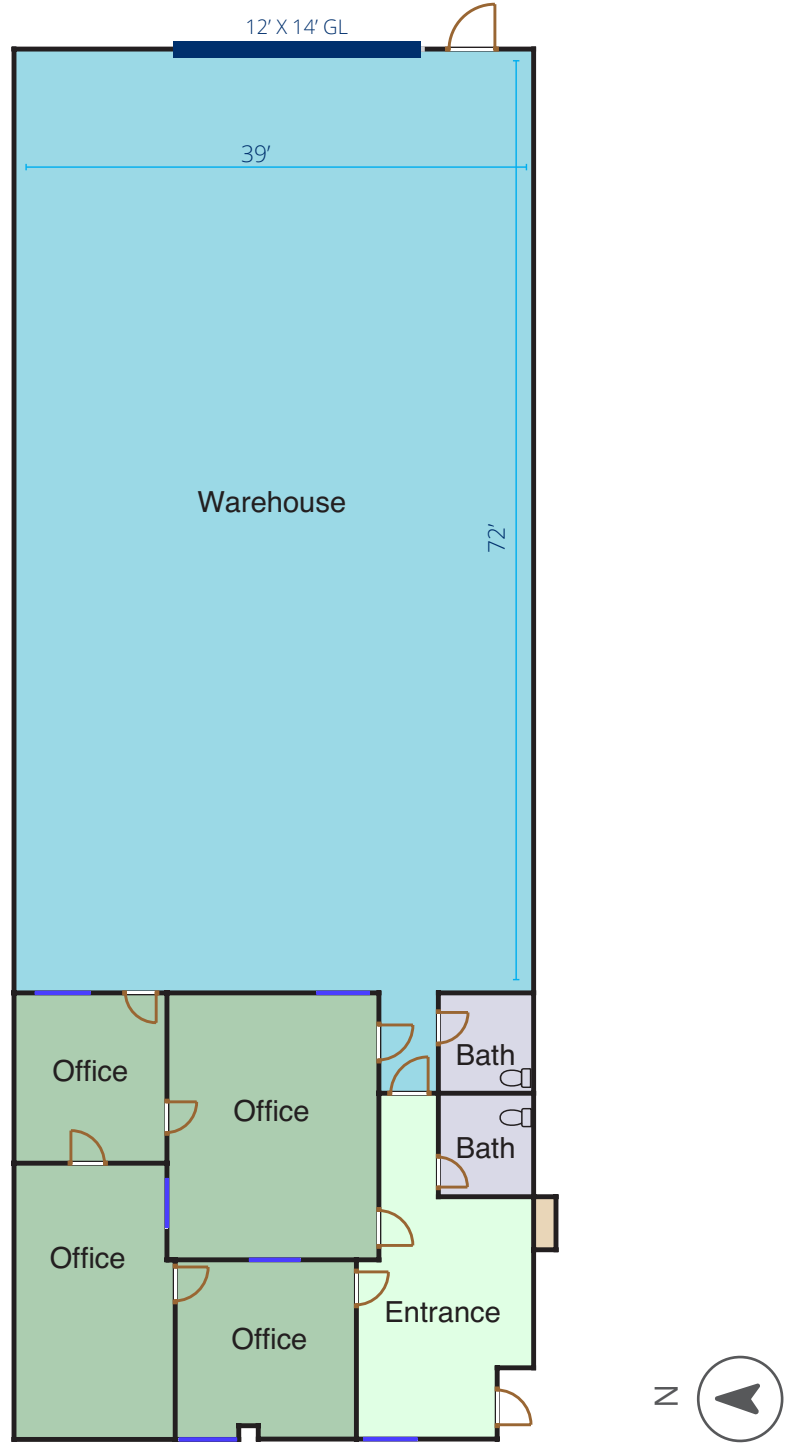
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Site Plan



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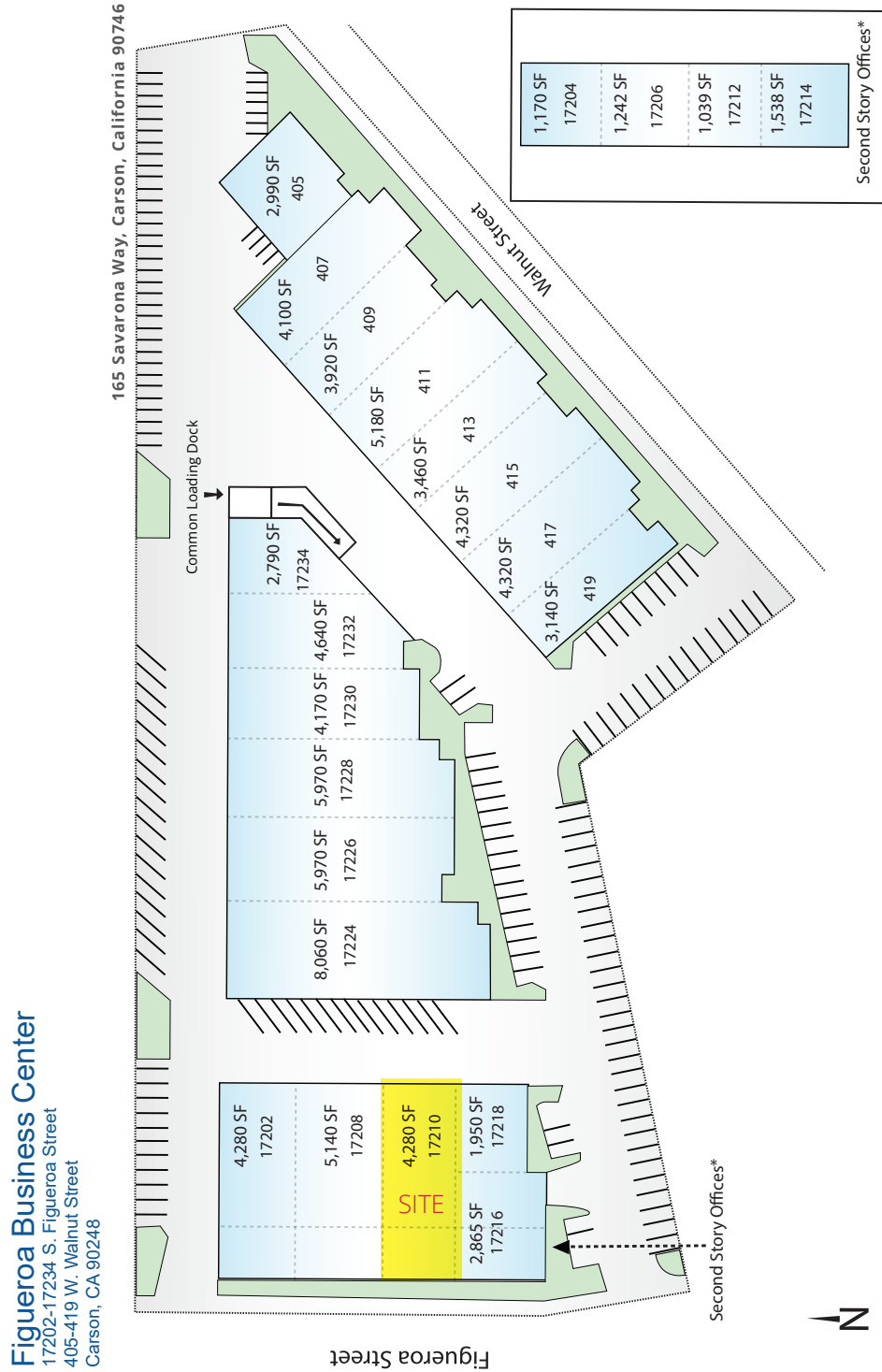
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Floor Plan



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