



# FOR LEASE

## Figueroa Business Center

17210 S. Figueroa Street, Gardena, CA 90248

**4,280 SF Industrial Building** **\$7,062/Month (\$ 1.65/SF) Gross**



### FEATURES

Available Square Footage	4,280
Land Square Footage	Part of Larger
Office Square Footage	1,400
Parking	10
Loading	1 (12' x 14' ) Ground Level Door 1 Shared Dock High Position
Minimum Ceiling Clearance	22'
Power	200A, 480V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-Up
Zoning	CAMHD

### HIGHLIGHTS

- Prestigious Industrial Park
- Excellent shared dock high loading
- CAM Fee \$0.18/SF per month
- Clear Span Warehouse
- LED Lighting in Warehouse
- Available June 1, 2023

### ACCESSIBILITY

<b>MILES TO</b>	
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



#### COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

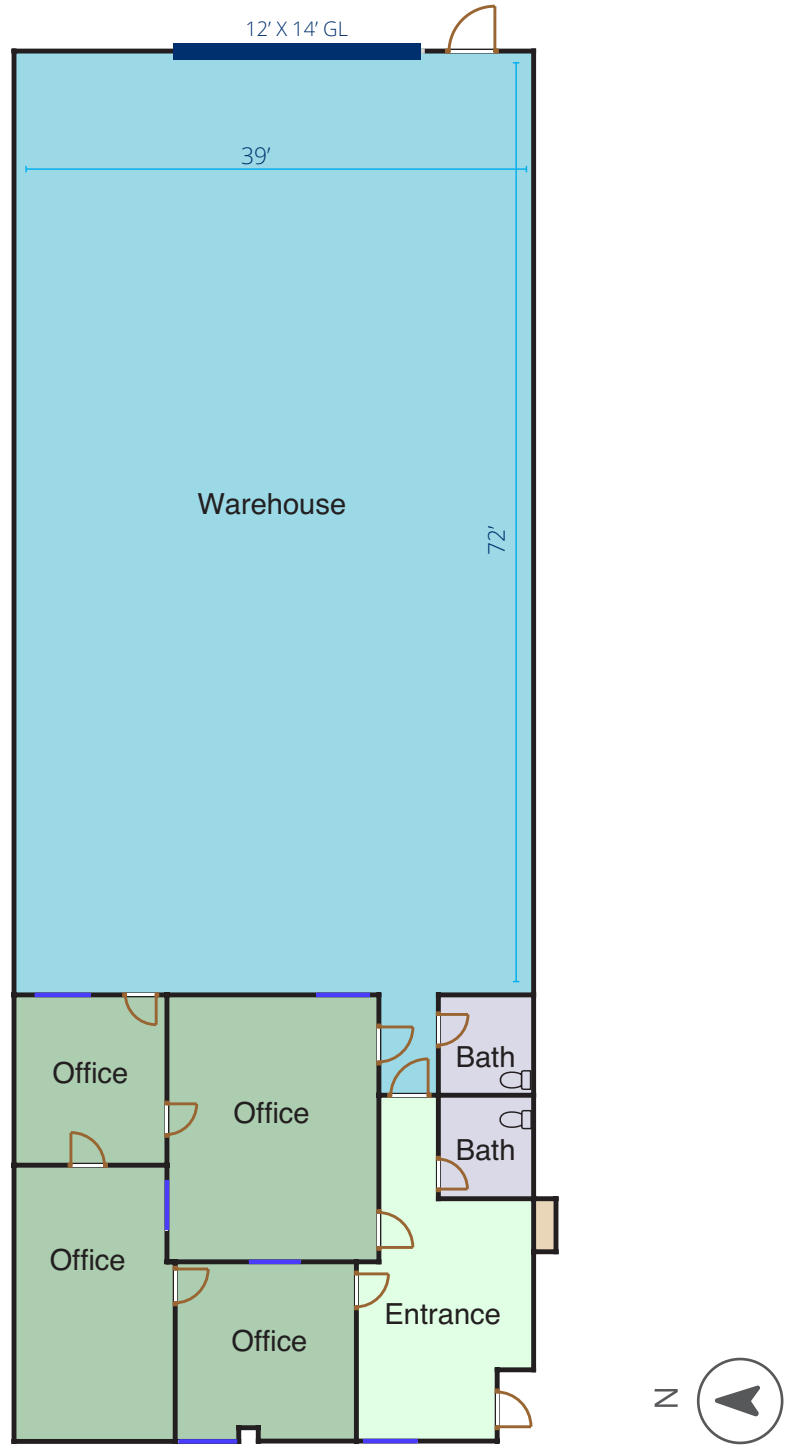
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**Site Plan**



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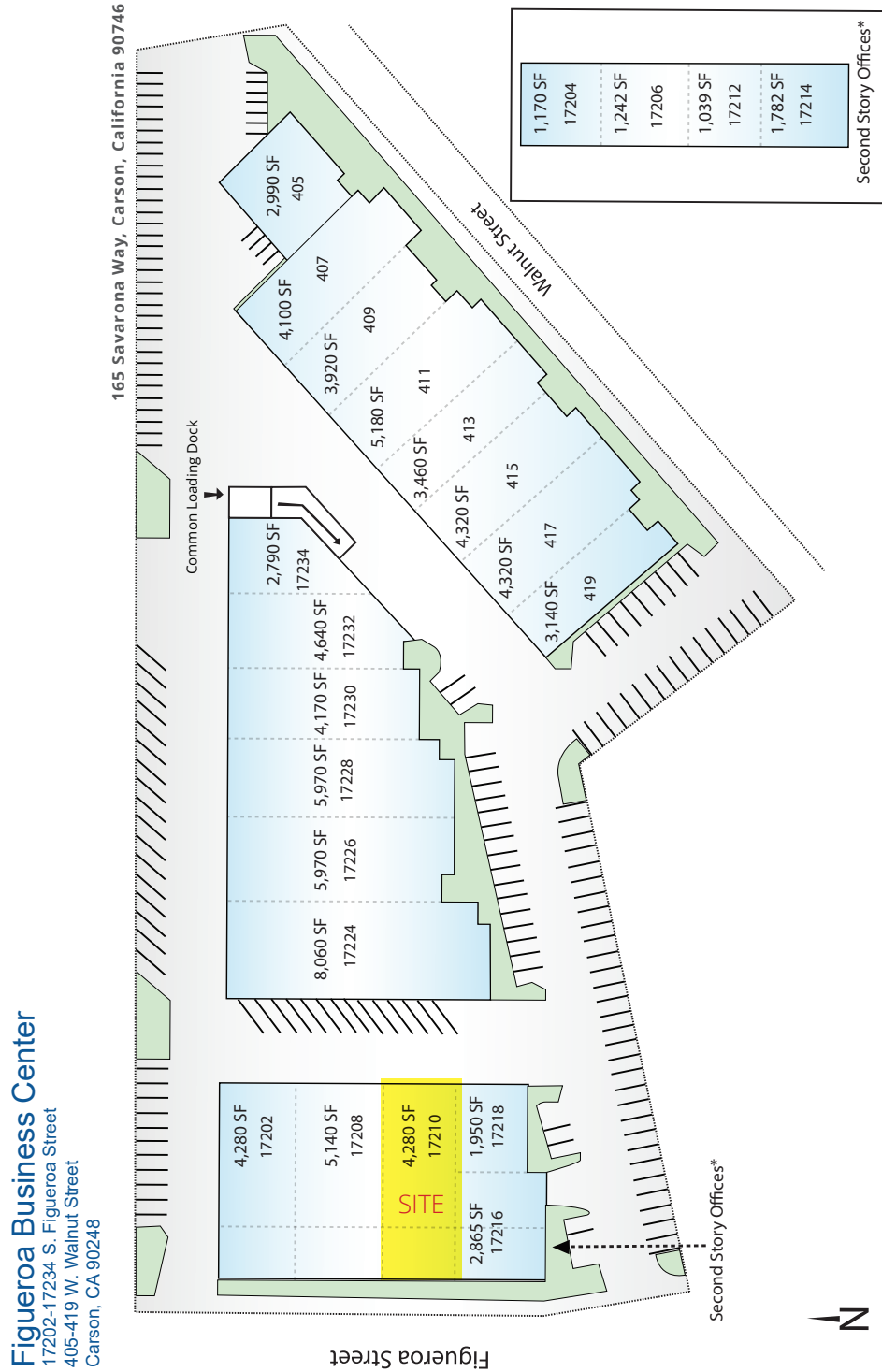
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165 Savarona Way, Carson, California 90746  
**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**



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## Floor Plan



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