



# FOR LEASE

## Figueroa Business Center

17208 S. Figueroa Street, Gardena, CA 90248

**5,140 SF Industrial Space** **\$7,453/Month (\$ 1.45/SF) Gross**



### FEATURES

Land Square Footage	Part of Larger
Available Square Footage	5,140
Warehouse Square Footage	3,540
Office Square Footage	1,600
Parking	9
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Minimum Ceiling Clearance	22'
Power	225A, 240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

### 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
Alameda Corridor	3.5

#### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways

### HIGHLIGHTS

- Prestigious Industrial Park
- CAM \$0.18/SF
- Clear Span Warehouse



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#### COLIN LANCASTER

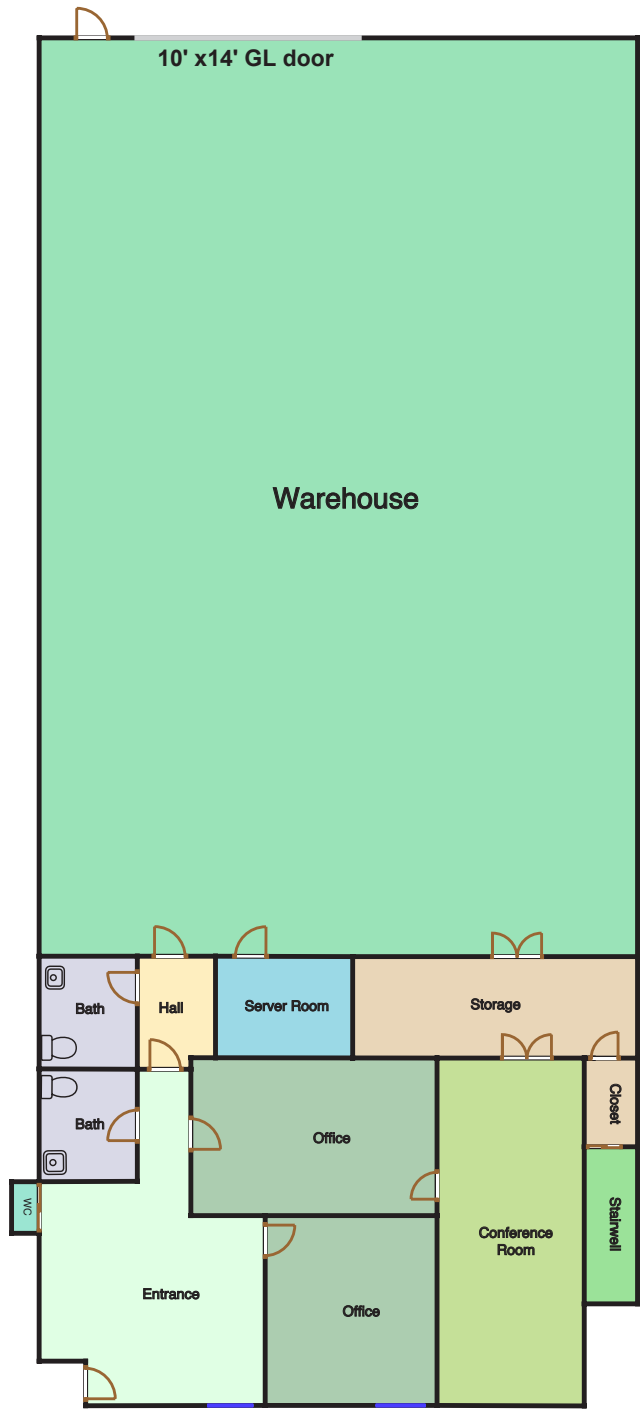
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**Site Plan**



S. Figueroa Street

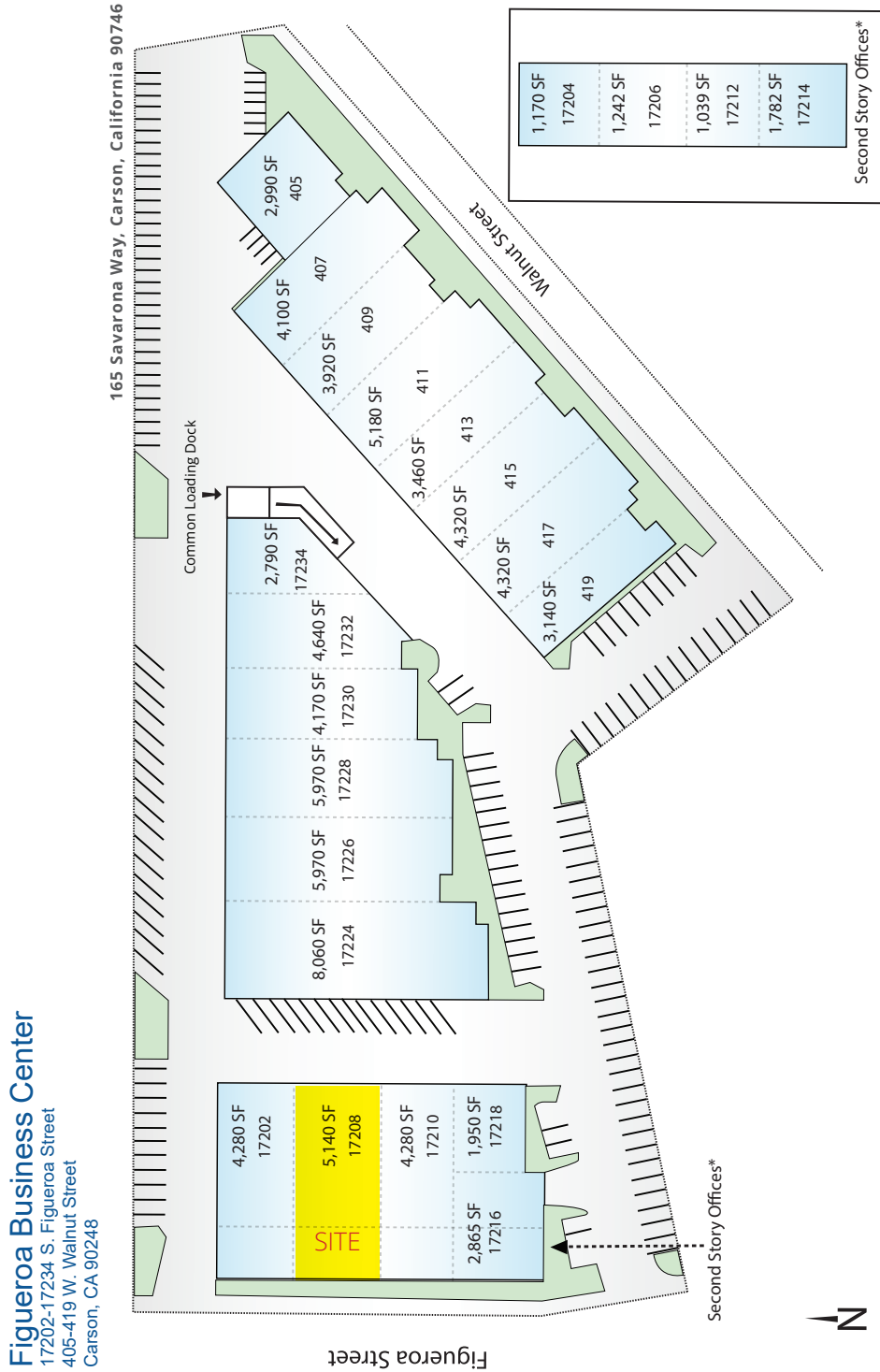
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## Floor Plan



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