



# FOR LEASE

**Figueroa Business Center**  
407 W Walnut St, Gardena, CA 90248

**4,100 SF Industrial Unit**      **\$5,945/Month (\$ 1.45/SF) Gross**



## FEATURES

Land Square Footage	Part of Larger
Available Square Footage	4,100
Office Square Footage	No Office
Parking	5
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Ceiling Clearance	16' - 18'
Power	225A, 120/240V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Concrete Tilt-Up
Zoning	CAMHD

## HIGHLIGHTS

- Prestigious Industrial Park
- CAM \$0.18/SF
- 4,100 SF of Warehouse ONLY
- Clear Span Warehouse

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## 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



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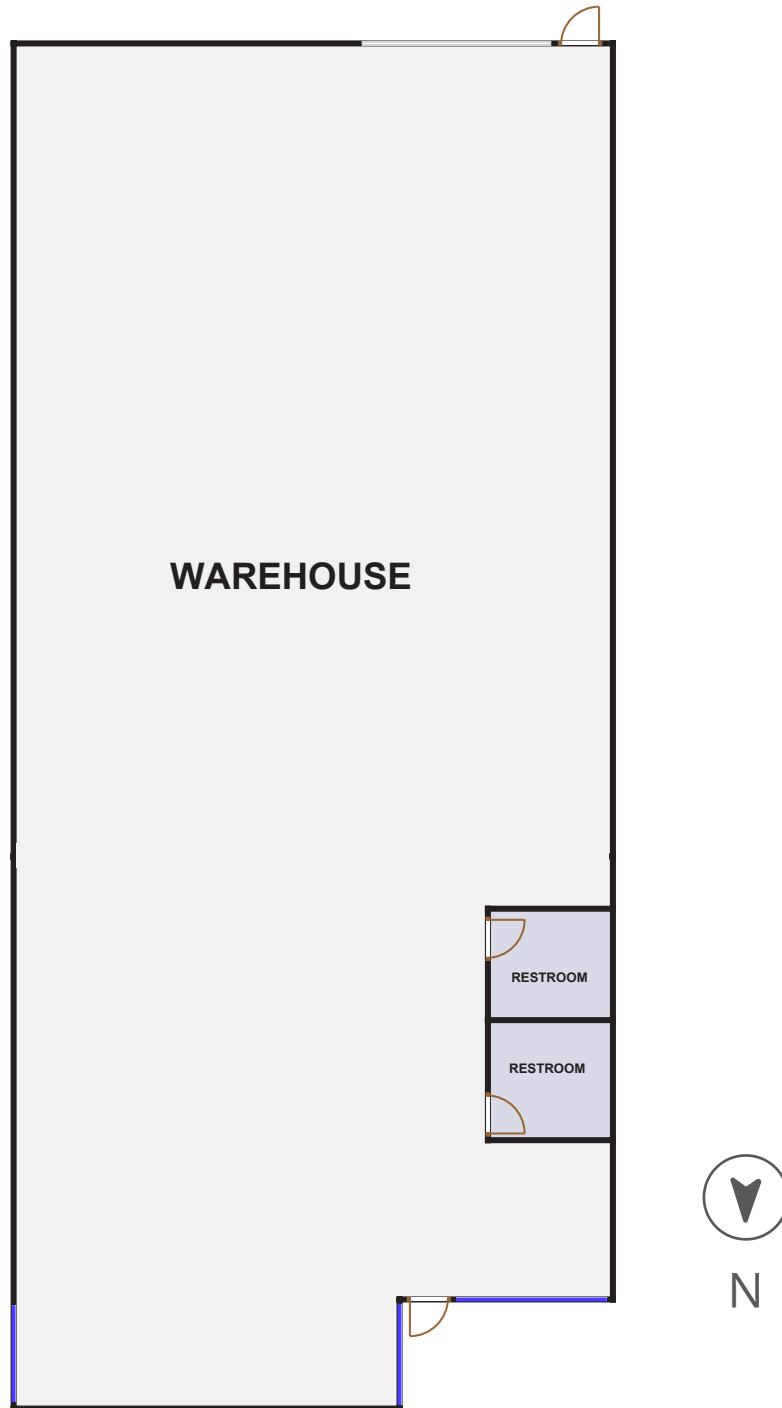
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**Floor Plan**

Walnut Street



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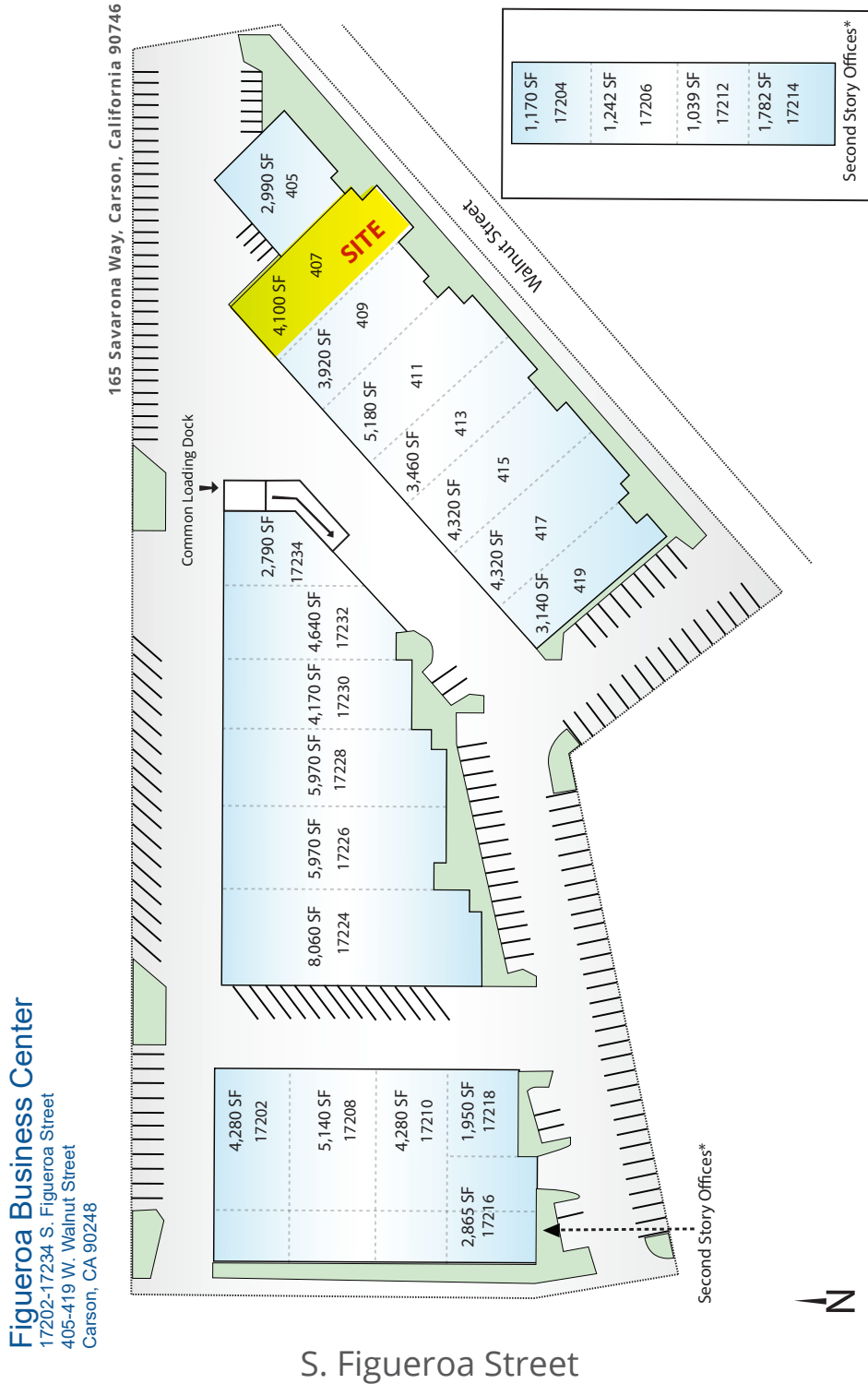
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## Site Plan



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