



FOR LEASE

106 W Gardena Blvd, Gardena, CA 90248

15,212 SF Industrial Building \$ 1.25/SF Gross + \$.0975/SF CAM Fee



FEATURES

Available Square Footage	15,212
Land Square Footage	POL
Office Square Footage	2,145
Parking	19
Grade Level Doors	1 (12' x 14')
Dock High Doors	1 (12' x 14')
Minimum Ceiling Clearance	18'
Power	400A, 277-480V, 3P, 4W
Sprinkler System	Yes
Construction	Concrete Tilt-Up
Zoning	CAML

HIGHLIGHTS

Well-Maintained Industrial Building
Excellent for Manufacturing and Distribution
Introductory Asking Rate

ACCESSIBILITY

MILES TO

Los Angeles International Airport	13.2
Long Beach Airport	13.4
Los Angeles & Long Beach Ports (both)	13.6
Intermodal Container Transfer Facility	9.5
Alameda Corridor	5.6

IMMEDIATE ACCESS TO

405, 110, and 91 Freeways



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
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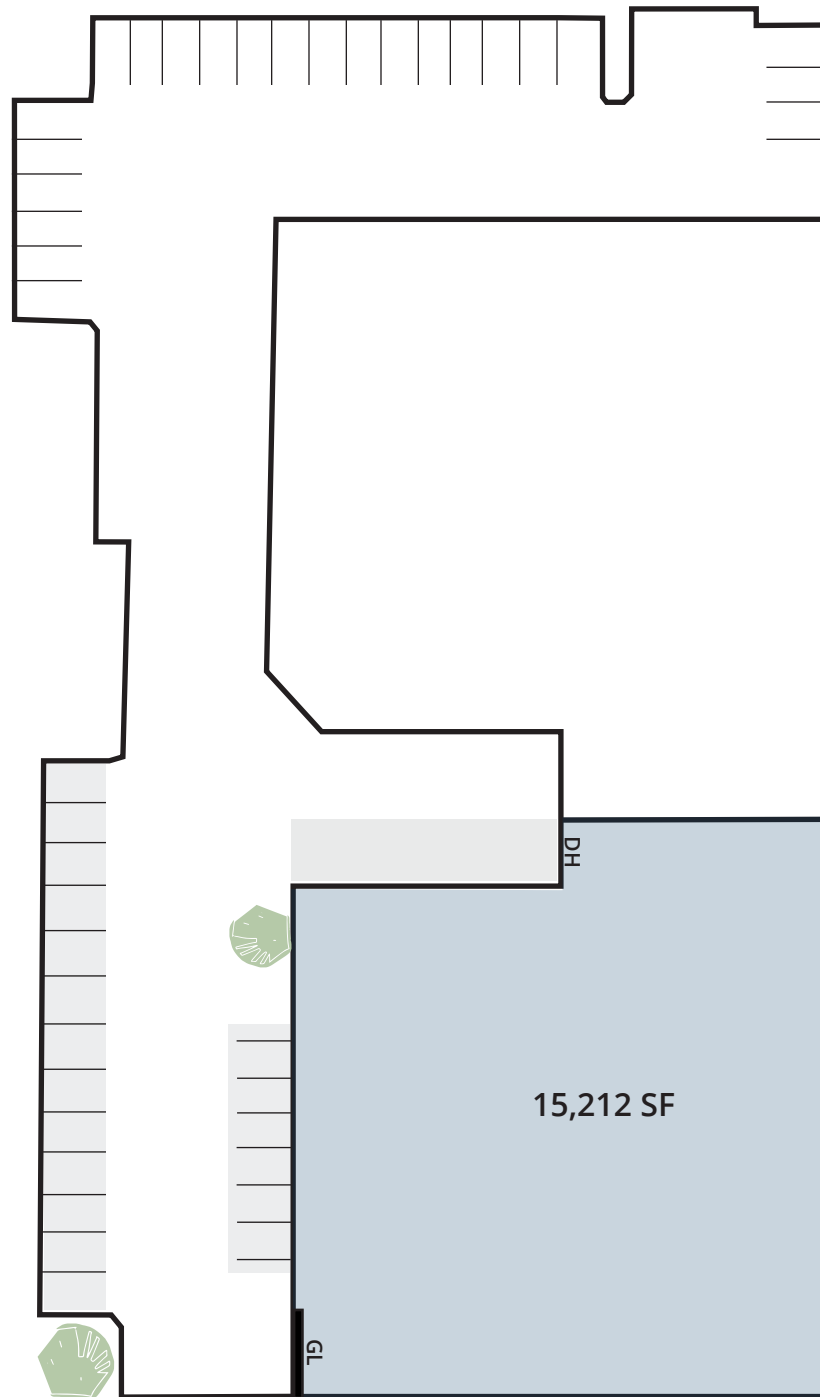
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SITE PLAN



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