

**257** E REDONDO BEACH BLVD.  
GARDENA (P.O.) 90248



# MID-HARBOR

## FREEWAY INDUSTRIAL CENTER



**FOR LEASE**

**5,419 SF**

2 DOCK HIGH SPOTS

20' CLEARANCE

ERIC REAVIS, SIOR

01216423

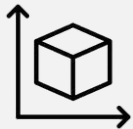
213.709.6760

eric@reavisrealty.com

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# 01

## Property Highlights



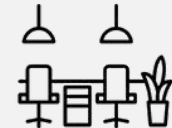
**5,419 SF**  
AVAILABLE SF



**2 DOCK HIGH SPOTS**  
EASY LOADING FOR  
CONTAINERS & 53' TRAILERS



**20' CLEARANCE**  
CLEAR SPAN



**600 SF**  
OF WELL-APPOINTED OFFICES



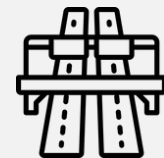
**CALCULATED  
FIRE SPRINKLERS**



**UNINCORPORATED LA COUNTY**  
LOGISTICS USES WELCOME



**6-CAR PARKING**  
GATED & PATROLLED



**QUICK (110) FREEWAY ACCESS**  
10 MINUTES TO LAX

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# 02

## Specs

UNIT SIZE	5,419 SF
LAND SIZE	POL
OFFICE SIZE	600 SF
DOCK HIGH POSITIONS	2
GROUND LEVEL DOORS	0
FIRE SPRINKLERS	YES (CALCULATED)
CLEAR SPAN	YES
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/208V, 3PH
CONSTRUCTION	CONCRETE TILT-UP
PARKING	6
ZONING	M2 LC
AVAILABILITY	30 DAYS
LEASE RATE	\$1.75 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.04 PSF



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# 03

## Location Highlights

STRATEGICALLY LOCATED  
WITHIN 15 MINUTES OF  
**LAX AND THE PORTS OF  
LOS ANGELES AND LONG BEACH**

LESS THAN ONE MILE TO  
**(110) FREEWAY**

TWO MILES TO  
**(91) & (105) FREEWAYS**

**UNINCORPORATED LA COUNTY** –  
LOGISTICS USES WELCOME &  
NO MUNICIPAL BUSINESS TAX



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**AVAILABLE**

# 04

## Property Site Plan



Not to scale. All measurements are approximate. Site plan may not reflect current office, parking or loading layout.

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# 05

## Photos




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