

**\$100
Touring Bonus**

Colliers

Figueroa Street

Fortress wants next deal!

- Available for immediate occupancy.
- Broker bonus commission (see Page 5).

For Sale or Lease

±24,503 SF

**15916 S. Figueroa Street
Gardena, CA**

Property Features

- 24,503 SF freestanding industrial building on 0.92 acres
- 4,308 SF 2 story office space (2,154 SF / 2,154 SF)
- Concrete tilt-up construction
- 18' minimum clearance
- 1 dock high loading door
- 1 grade level loading door
- 1 roll-up door
- 32 parking stalls
- 0.20 GPM/2,000 SF sprinkler system
- Secured yard
- 200 amps, 277/480 volt, 3 phase power / 400 amps, 120/240 volt, single phase power
- M1-IP Light Manufacturing Zone within Industrial Preservation Zone within Rancho Dominguez-Victoria Community Standards District
- Excellent access to 110, 405, and 91 Freeways

Contact

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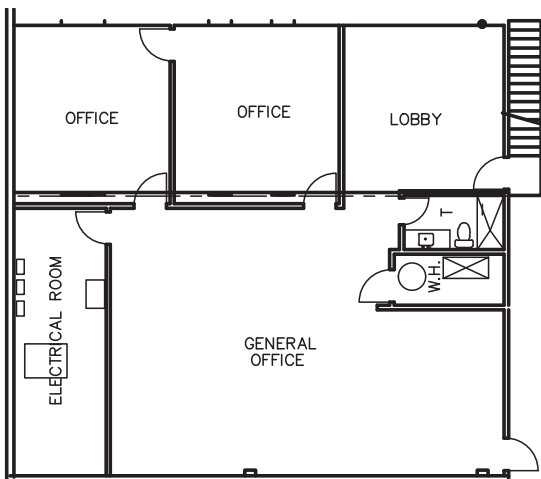
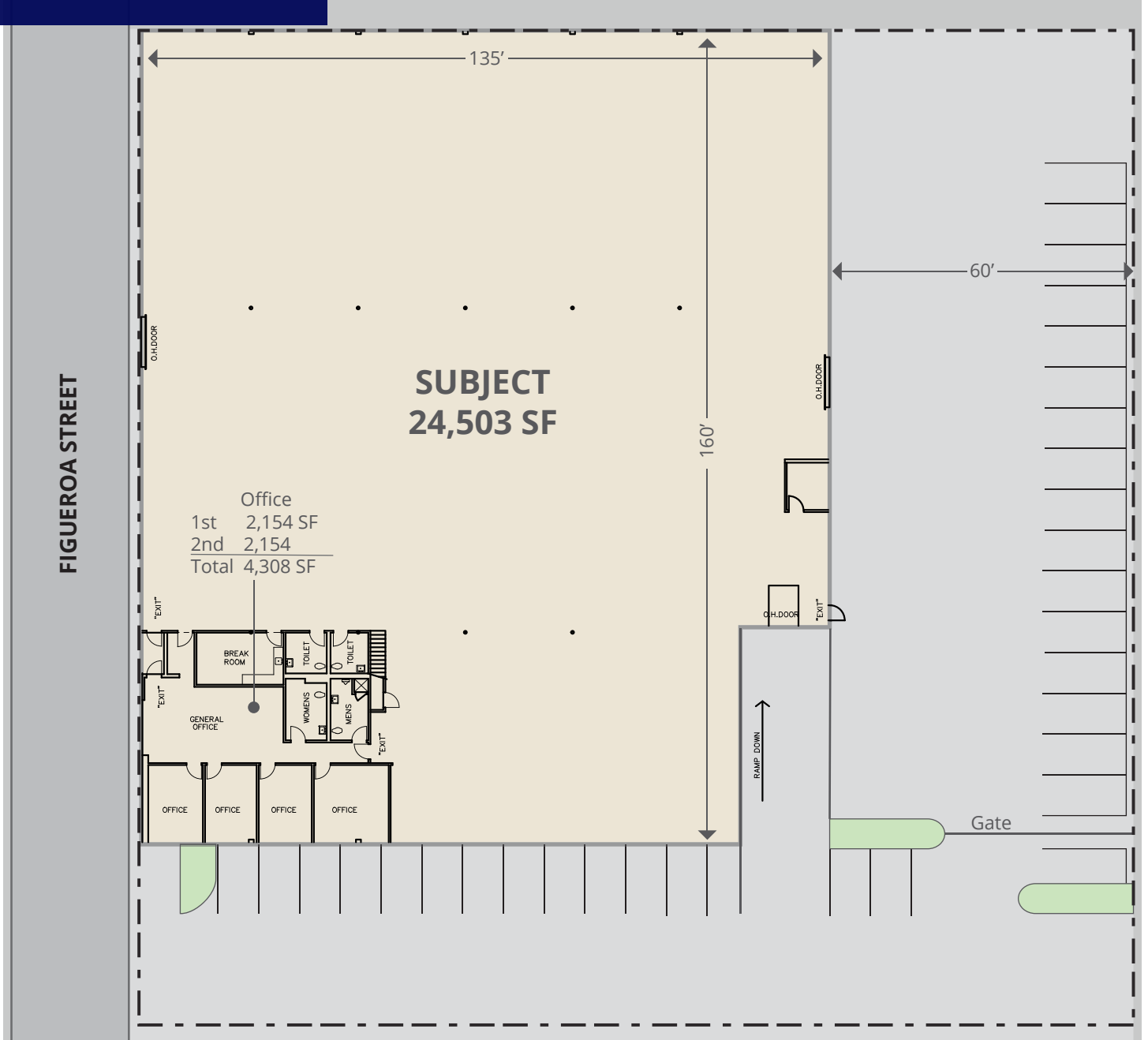
Senior Executive Vice President
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Accelerating success.

**Bonus paid in Amex gift card. Listing broker and tenant's broker must be present on tour.*

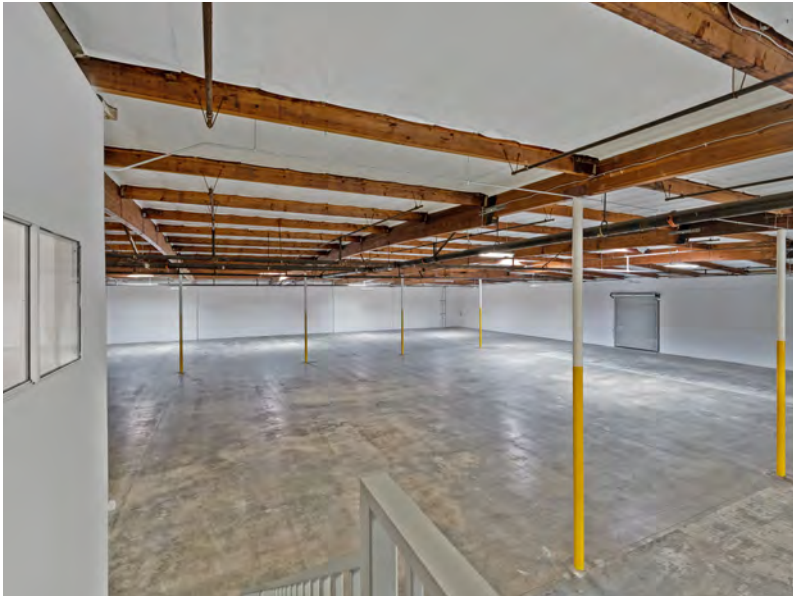
Site Plan



2nd Floor Office
2,154 SF

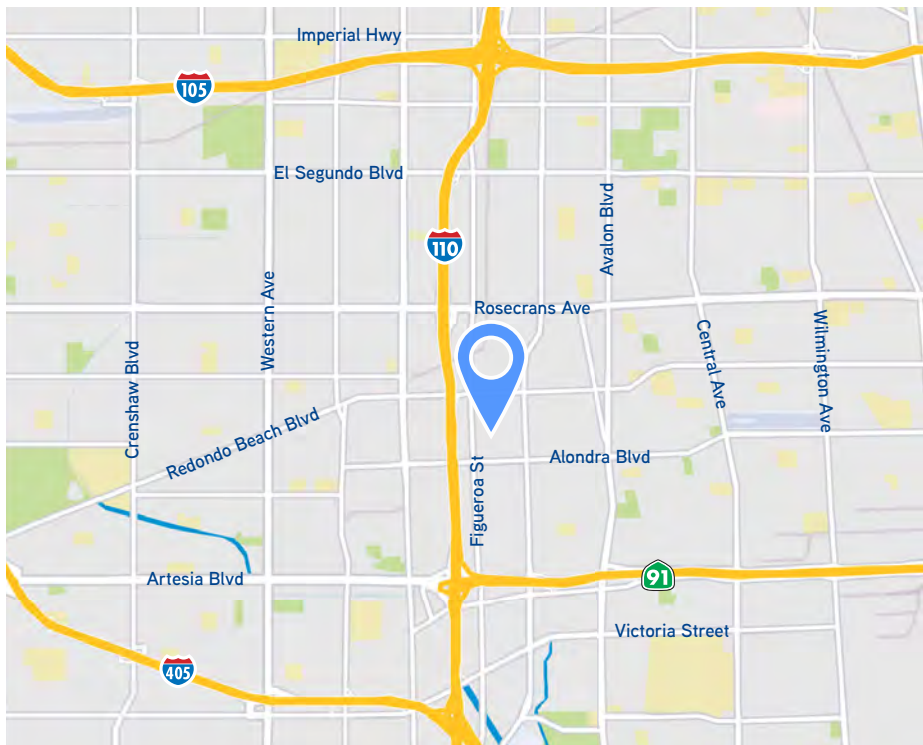


Photos





Location Map



Key Distances

LAX Airport
11.3 miles

Ports of Los Angeles/Long Beach
14.4 miles

BNSF Intermodal Facility
15.5 miles

UP Intermodal Facility
16.6 miles

Downtown Los Angeles
12.8 Miles

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**MORE YOU
LEASE,
BIGGER THE
INCENTIVE**

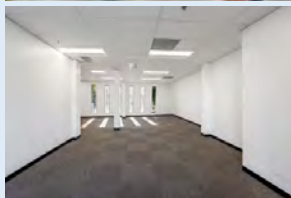
2024 SOUTH BAY TENANT REP BONUS PROGRAM

PROPERTIES

17230 AVALON BLVD Carson, CA

Square Feet	±21,572
Acres	±0.82
PSF NNN	\$1.95
PSF OPEX	\$0.52
DH Positions	2

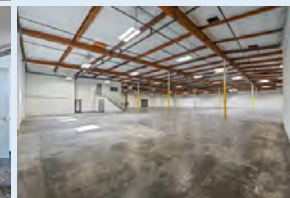
ESFR Sprinklers
91 FREEWAY Frontage
CONCRETE Yard



15916 S FIGUEROA ST Gardena, CA

Square Feet	±24,503
Acres	±0.92
PSF NNN	\$1.85
PSF OPEX	\$0.49
DH Positions	1

SECURE Yard
UNINCORPORATED LA County
PRIVATE Drive Access



**1ST
LEASE**

Tenant Rep Broker receives
4% + \$50,000 bonus

**2ND
LEASE**

Tenant Rep Broker receives
**4% + \$100,000 bonus
(\$150K cumulative)**

Founded in 1998, Fortress manages \$44.7 billion of assets under management as of June 30, 2023, on behalf of over 1,900 institutional clients and private investors worldwide across a range of credit and real estate, private equity and permanent capital investment strategies.

Fortress reserves the right to cancel this incentive program at any time. Offer restricted to applicable properties listed above. Leases must be signed during CY 2024. Offer limited to procuring tenant broker representatives only.

For Investment and Leasing Opportunities Please Contact:

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