



Address: 16927 S Main St, Unit C, Gardena, CA 90248
Cross Streets: S Main St/W 168th St

Clean, Quiet Industrial Park Setting
 To Be Fully Refurbished
 Highly Functional Unit
 Great City of Carson Location
 Immediate Access to 91, 405, and 110 Fwy

Lease Rate/Mo: \$10,046
Lease Rate/SF: \$1.60
Lease Type: Industrial Gross / Op. Ex: \$0.10
Available SF: 6,279 SF
Minimum SF: 6,279 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MH

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 1 / 10'x14'
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1992

Whse HVAC:
Parking Spaces: 7 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,000 SF
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 02/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6126004047,6126004046

Listing Company: The Klabin Company

Agents: [Scott Andersen 562-308-7737](#), [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#)

Listing #: 41478237

Listing Date: 11/20/2024

FTCF: CB300N000S000/A0AA

Notes: Lessee to verify all information contained herein.



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KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

