

Address: **Cross Streets:** 16927 S Main St, Unit C, Gardena, CA 90248 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

> > Yes 20'

1/10'x14'

Concrete

Existing / 1992

Lease Rate/Mo: \$10,046 Lease Rate/SF:

Lease Type:

Available SF: 6,279 SF Minimum SF: 6,279 SF **Prop Lot Size:** POL Term:

Sale Price: NFS NFS

Sale Price/SF: Taxes:

Yard: No

MH Zoning:

\$1.60

Industrial Gross / Op. Ex: \$0.10

A: 200 V: 240 0: 3 W: 4 **Construction Type:** Const Status/Year Blt:

3-5 years

Whse HVAC:

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Parking Spaces: 7 / Ratio: 1.1:1 Rail Service:

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

FTCF: CB300N000S000/AOAA

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 Date: 11/20/2024 Listing #: 41478237

Notes: Lessee to verify all information contained herein.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to. stratements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



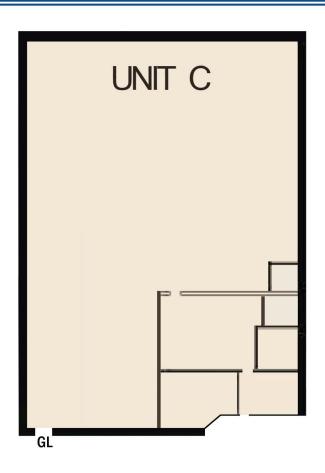
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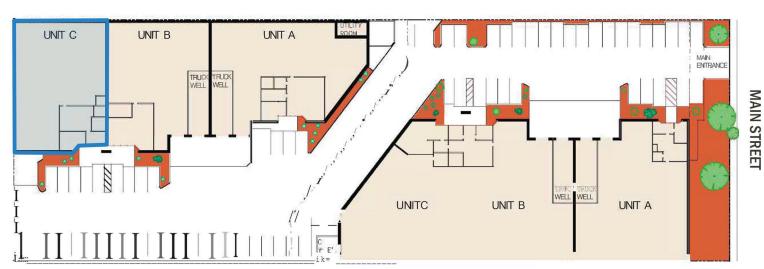
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