

# FOR LEASE

IOS/ E-IOS  
±2.8 acres

PORT OF LA &  
LONG BEACH

**19300**  
S. Hamilton Avenue  
Gardena, CA 90248

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INTERCHANGE/ FREEWAY FRONTAGE

**19300**

S. Hamilton Avenue  
Gardena, CA 90248



# ASSET PROFILE



## SITE ADDRESS

19300 S Hamilton  
Avenue, Gardena,  
CA 90248



## LAND SIZE

±131,462 SF  
±3 acres



## DELIVERABLE

June 2024



## LAND USE

Industrial,  
Truck/Trailer  
Storage Yard



## YARD

Full Concrete Yard.  
Highly Secured,  
Fenced and Lit



## DISTANCES

LAX - **11.5 Miles**  
Port of Los Angeles/  
Long Beach - **11.5 Miles**



## ZONING

Industrial Zone  
M-2



## LEASE RATE

TBD NNN



## PARKING

**TRUCK/TRAILER PARKING  
ACCOMMODATIONS (CONCEPTUAL):**  
Up to 101 Parking Stalls  
Up to 350 Container Spaces  
2 Standard (ADA) Parking Stalls (8.5' x 19')

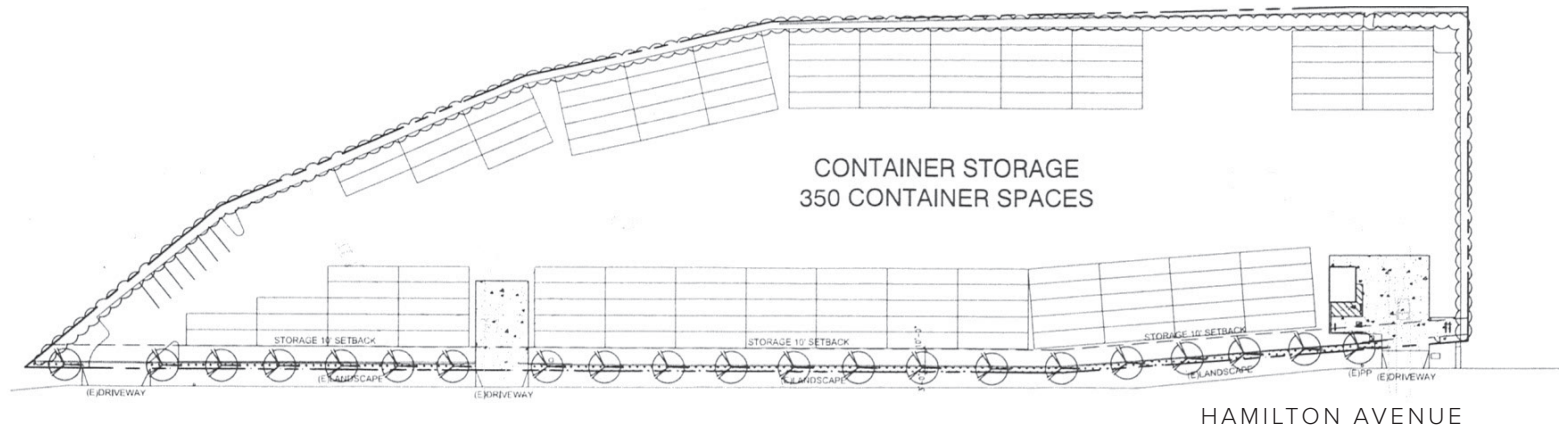
19300

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# TRUCK/TRAILER PARKING

## CONCEPTUAL SITE PLAN

 **110** FREEWAY



HAMILTON AVENUE



Up to 101 Trailer Parking stalls or up to 350 Container Spaces



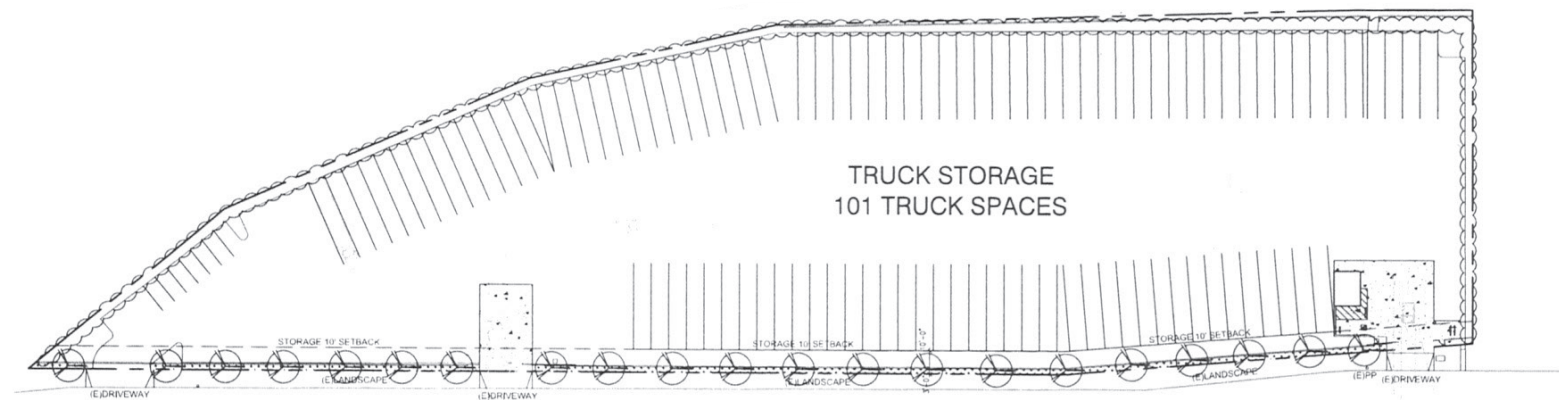
Fully Concrete yard,  
Highly secure, Electric Gate,  
fenced and lit



### EV CHARGING

- ▶ EV Truck / Van / Car Accommodations
- ▶ Abundant Power
- ▶ EV Truck / Fleet Charging Capabilities
- ▶ I-110 Freeway Frontage on the I-405 Interchange

 **110** FREEWAY



HAMILTON AVENUE



# AREA MAP

Los Angeles  
International Airport  
LAX ±11.5 Mi

Inglewood

1

Hawthorne

105

Downey

105

710

Compton

405



19300  
S. Hamilton Avenue  
Gardena, CA 90248



110

Torrance

Carson

710

405



Long Beach Airport



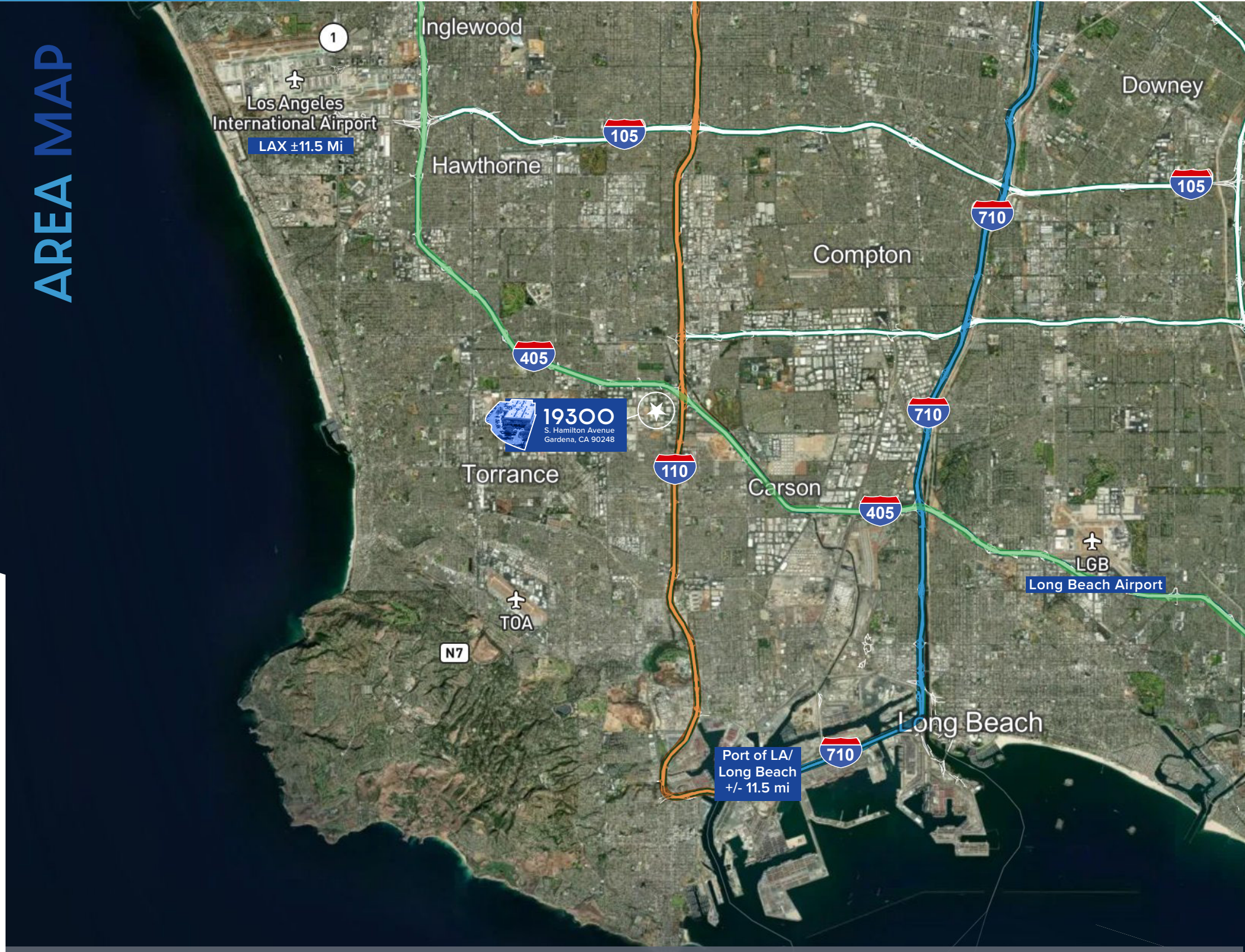
N7

TOA

Port of LA/  
Long Beach  
+/- 11.5 mi

710

Long Beach





LAX ±11.5 Mi

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