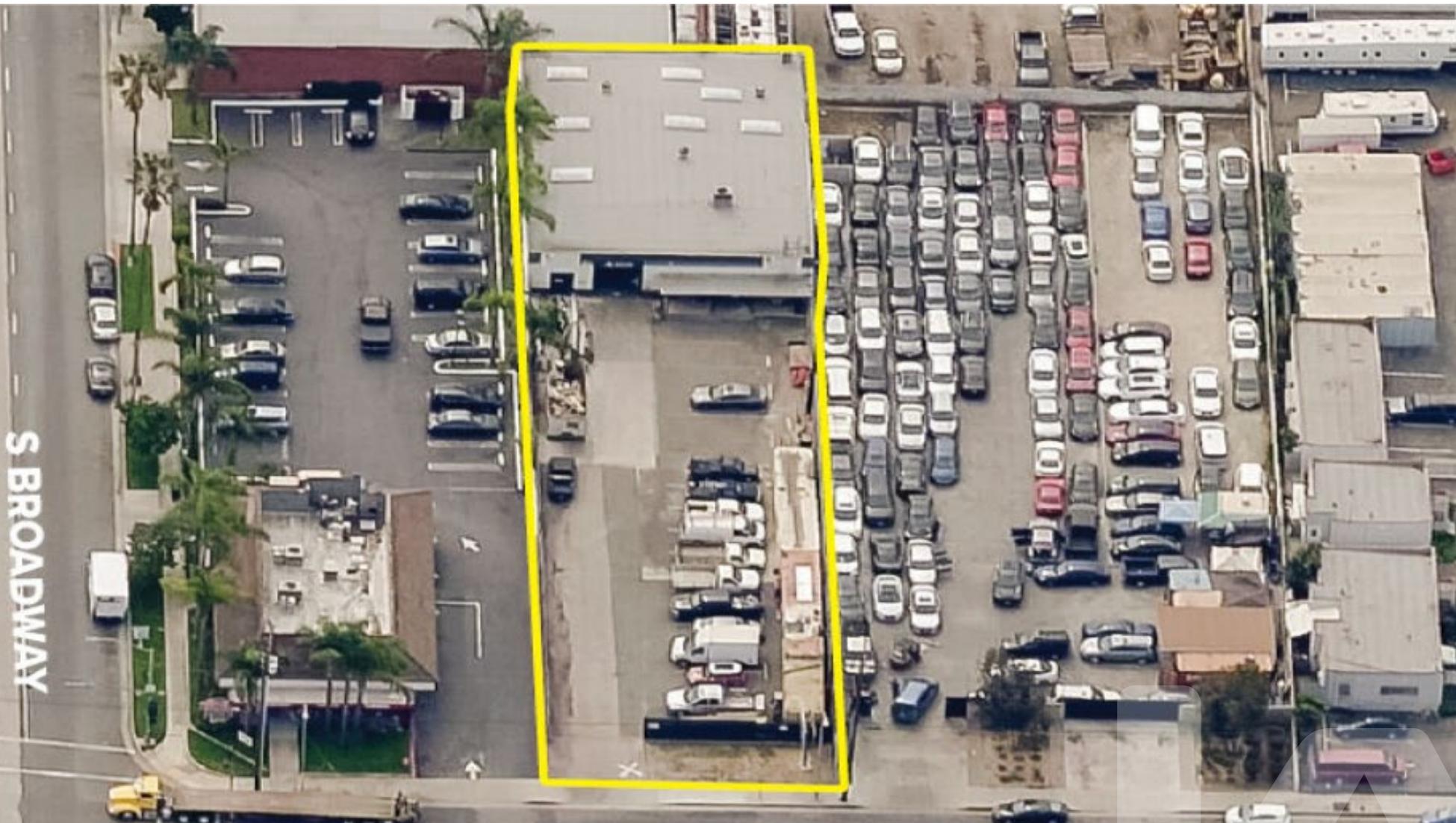


FOR LEASE

±4,720 SF INDUSTRIAL BUILDING
ON ±16,014 SF OF LAND



310 W GARDENA BLVD | GARDENA | CA 90248

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **TEAM CLINE**

±4,720 SF INDUSTRIAL BLDG ON ±16,014 SF OF LAND

FOR LEASE



Huge Yard



Nice Offices & Warehouse



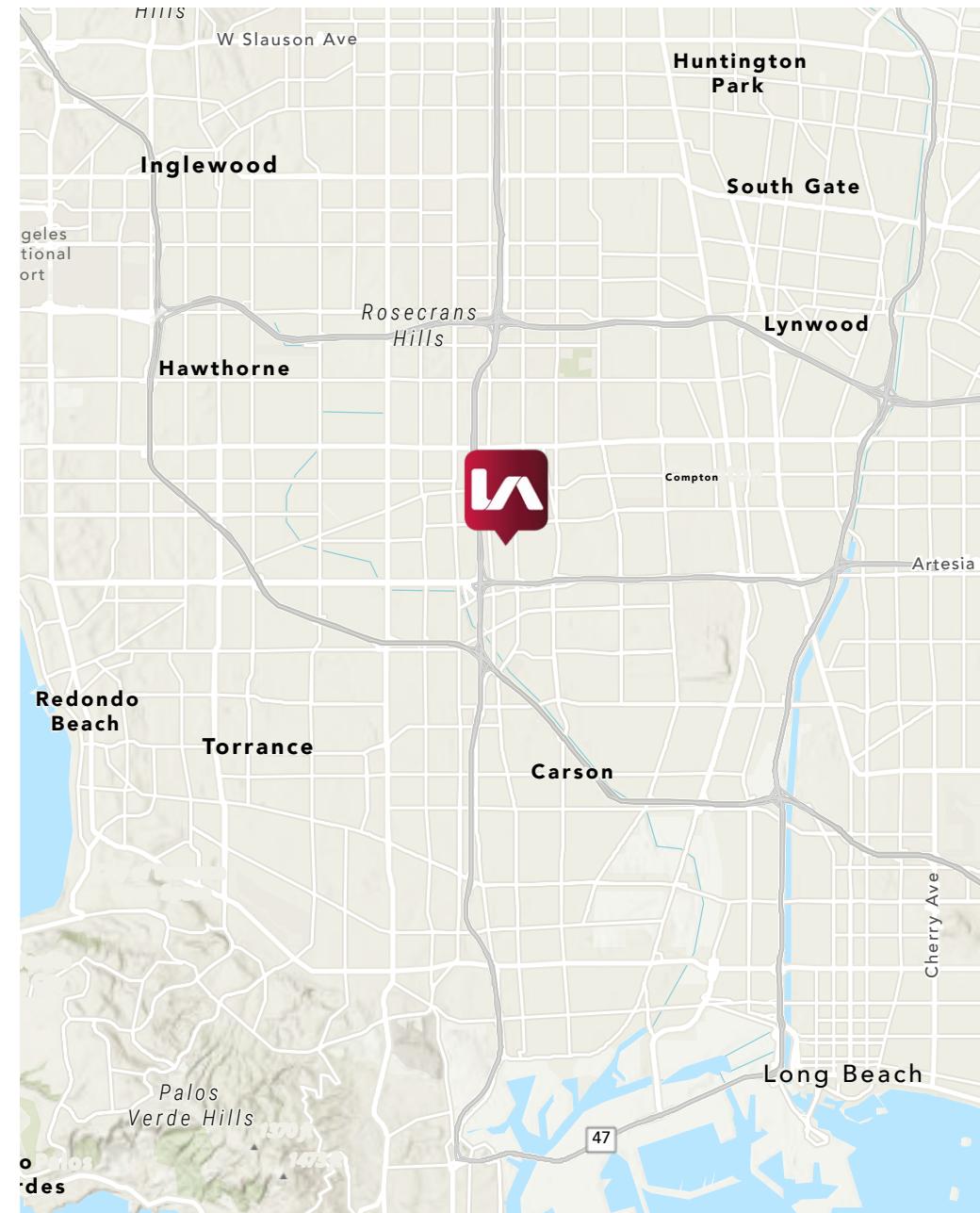
Heavy 3 Phase Power



Central Location

PROPERTY INFORMATION

Available SF	±4,720	For Sale	No
Minimum SF	±4,720	Parking Spaces	0
Clear Height	12-14'	Rail Service	No
Sprinklered	No	GL Doors	1
Prop Lot Size	±16,014	DH Doors	0
Term	Acceptable to Owner	Construction Type	Concrete
Yard	Yes	Year Built	1926
Lease Type	Gross	Specific Use	Warehouse/ Distribution
Office SF	±1,000	Warehouse AC	No
Restrooms	3	Zoning	ML
Possession Date	30 Days	Market/Submarket	Carson/Compton
Vacant	No	APN	6126-001-013
		Power	A: 400 V: 230

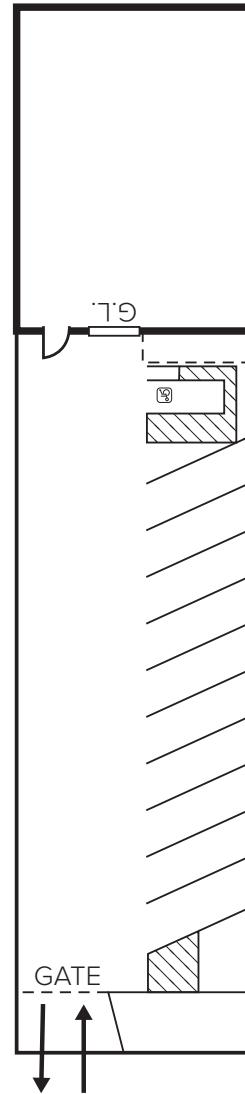


±4,720 SF INDUSTRIAL BLDG ON ±16,014 SF OF LAND

FOR LEASE

SITE PLAN

▲
N



W GARDENA BLVD

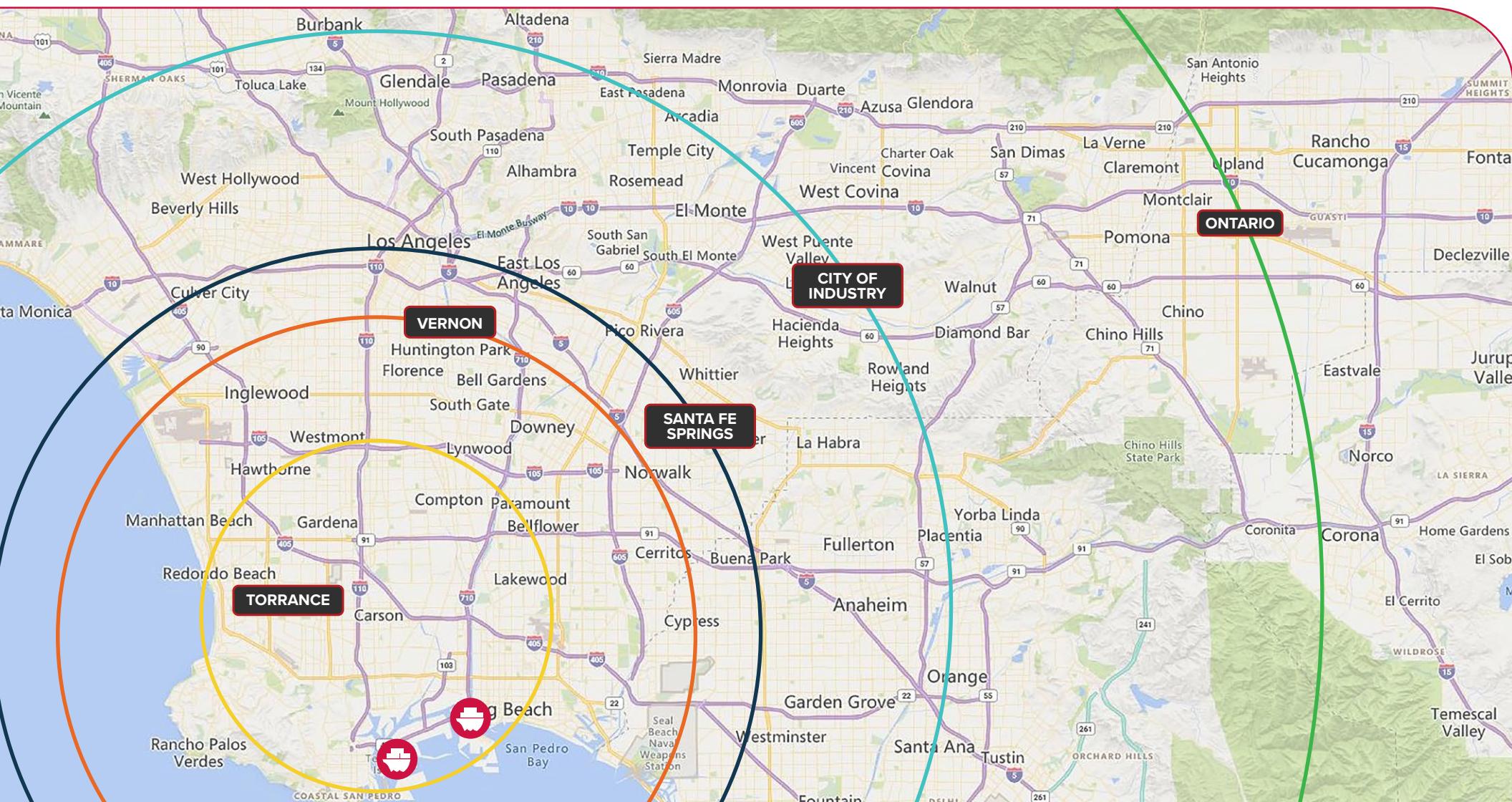
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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±4,720 SF INDUSTRIAL BLDG ON ±16,014 SF OF LAND

FOR LEASE

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.