

Available SF 19,119 SF Industrial For Lease Building Size 38,238 SF



**Address:** 15934 S Figueroa St, Gardena, CA 90248  
**Cross Streets:** Figueroa St/Alondra Blvd

Ideal for Warehouse, Manufacturing, or Assembly  
 Fenced Concrete Yard  
 Dock High and Ground Level Loading  
 Unincorporated LA County – No Business License Tax

<b>Lease Rate/Mo:</b> \$23,899	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 2,400 SF / 6
<b>Lease Rate/SF:</b> \$1.25	<b>Clear Height:</b> 16'	<b>Restrooms:</b> 4
<b>Lease Type:</b> Net / Op. Ex: \$0.11	<b>GL Doors/Dim:</b> 3 / 12'x14'	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 19,119 SF	<b>DH Doors/Dim:</b> 1 / 12'x14'	<b>Finished Ofc Mezz:</b> 1,200 SF
<b>Minimum SF:</b> 19,119 SF	<b>A: 600 V: 120/240 O: 3 W: 4</b>	<b>Include In Available:</b> Yes
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> 3-5 years	<b>Const Status/Year Blt:</b> Existing / 1968	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 30 Days
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 45 / <b>Ratio:</b> 2.4:1/	<b>Vacant:</b> No
<b>Taxes:</b> \$22,808 / 2024	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced/Paved	<b>Specific Use:</b> Warehouse/Office	<b>Market/Submarket:</b> Carson/Compton
<b>Zoning:</b> M-1-IP		<b>APN#:</b> 6125001018

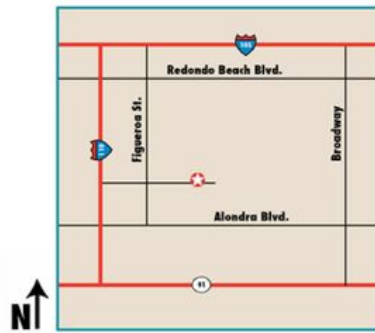
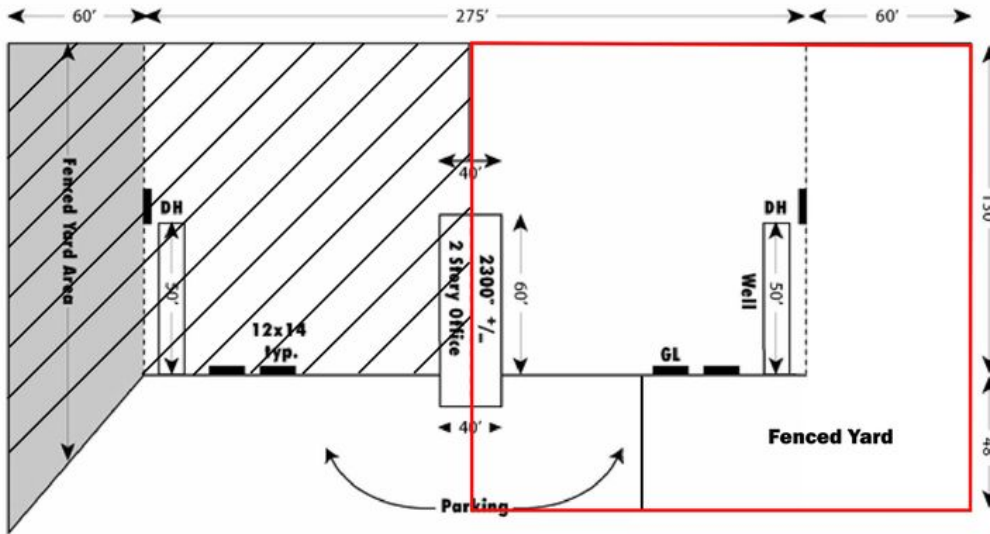
**Listing Company:** The Klabin Company  
**Agents:** [Matt Stringfellow 310-329-9000](#), [Courtney Bell 310-329-9000](#), [Tyler Rollema 310-329-9000](#), [Scott Andersen 562-308-7737](#)  
**Listing #:** 40849688 **Listing Date:** 08/02/2024 **FTCF:** CB275N000S000  
**Notes:** Additional \$.02 PSF for shared utilities. Lessee to verify all information contained herein.

15934 S. Figueroa Street | Unincorp. LA County, CA 90248 | 19,119 SF



SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



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