

The Klabin Company

19700 S Vermont Ave, Suite 100, Torrance, CA 90502 | 310-329-9000

Available SF 19,119 SF

Industrial For Lease

Building Size 38,238 SF



Address: Cross Streets:

15934 S Figueroa St, Gardena, CA 90248 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

Lease Rate/Mo:	\$23,899	Sprinklered:	No	Office SF / #:	2,400 SF / 6
Lease Rate/SF:	\$1.25	Clear Height:	16'	Restrooms:	4
Lease Type:	Net / Op. Ex: \$0.11	GL Doors/Dim:	3 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	19,119 SF	DH Doors/Dim:	1 / 12'x14'	Finished Ofc Mezz:	1,200 SF
Minimum SF:	19,119 SF	A: 600 V: 120/240 0: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1968	Include In Available:	No
Sale Price:	NFS			Possession:	30 Days
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:	\$22,808 / 2024	Parking Spaces: 45	/ Ratio: 2.4:1/	To Show:	Call broker
Yard:	Fenced/Paved	Rail Service:	No	Market/Submarket:	Carson/Compton
Zoning:	M-1-IP	Specific Use:	Warehouse/Office	APN#:	6125001018
Listing Company:	The Klabin Company				
Agents:	<u>Matt Stringfellow 310-329-9000, Courtney Bell 310-329-9000, Tyler Rollema 310-329-9000, Scott Andersen 562-308-7737</u>				
Listing #:	40849688	Listing Date:	08/02/2024	FTCF: CB275N000S000	
Notes:	Additional \$.02 PSF for shared utilities. Lessee to verify all information contained herein.				



Andrea Pimentel andreap@klabin.com 310-329-9000

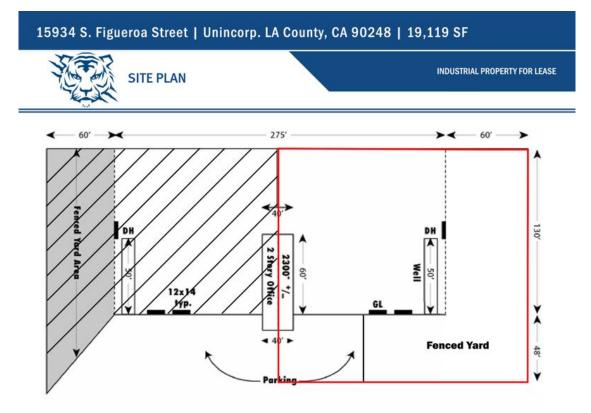


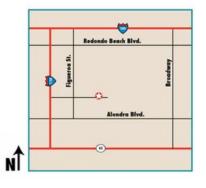
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