



**Property Name:** Center Pointe  
**Address:** 17246 S Main St, Gardena, CA 90248  
**Cross Streets:** Main St/Walnut St

Sublease Through 7/29/2027  
 Artesia (91) Freeway Frontage  
 3 Dock High and 1 Ground Level Loading Positions  
 24' Minimum Clearance  
 Well Maintained Industrial Park Environment

<b>Lease Rate/Mo:</b>	\$25,462	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	3,500 SF
<b>Lease Rate/SF:</b>	\$1.55	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	
<b>Lease Type:</b>	Net / Op. Ex: \$0.25	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	16,427 SF	<b>DH Doors/Dim:</b>	3	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	16,427 SF	<b>A: 200 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Sublease Through 7/29/2027	<b>Const Status/Year Blt:</b>	Existing / 1988	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 15 / Ratio: 0.9:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	LI			<b>APN#:</b>	6126009021
<b>Listing Company:</b>	The Klabin Company				
<b>Agents:</b>	<a href="mailto:Nicholas.Buss@klabin.com">Nicholas Buss 310-329-9000</a> , <a href="mailto:Frank.Schulz@klabin.com">Frank Schulz 310-329-9000</a>				
<b>Listing #:</b>	40227899	<b>Listing Date:</b>	04/25/2024	<b>FTCF:</b>	CB300N000S000/A0AA
<b>Notes:</b>	City of Carson, Gardena PO. Sublessee to verify all information contained herein.				



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