

257 E REDONDO BEACH BLVD.
GARDENA (P.O.) 90248



MID-HARBOR

FREEWAY INDUSTRIAL CENTER



FOR LEASE

5,419 SF

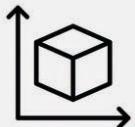
2 DOCK HIGH SPOTS

20' CLEARANCE



01

Property Highlights



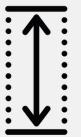
5,419 SF

AVAILABLE SF



2 DOCK HIGH SPOTS

EASY LOADING FOR
CONTAINERS & 53' TRAILERS



20' CLEARANCE

CLEAR SPAN



600 SF

OF WELL-APPOINTED OFFICES



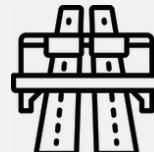
**CALCULATED
FIRE SPRINKLERS**



UNINCORPORATED LA COUNTY
LOGISTICS USES WELCOME



6-CAR PARKING
GATED & PATROLLED



QUICK (110) FREEWAY ACCESS
10 MINUTES TO LAX

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

UNIT SIZE	5,419 SF
LAND SIZE	POL
OFFICE SIZE	600 SF
DOCK HIGH POSITIONS	2
GROUND LEVEL DOORS	0
FIRE SPRINKLERS	YES (CALCULATED)
CLEAR SPAN	YES
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/208V, 3PH
CONSTRUCTION	CONCRETE TILT-UP
PARKING	6
ZONING	M2 LC
AVAILABILITY	NOW
LEASE RATE	\$1.39 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.06 PSF



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Location Highlights

STRATEGICALLY LOCATED
WITHIN 15 MINUTES OF
**LAX AND THE PORTS OF
LOS ANGELES AND LONG BEACH**

LESS THAN ONE MILE TO
(110) FREEWAY

TWO MILES TO
(91) & (105) FREEWAYS

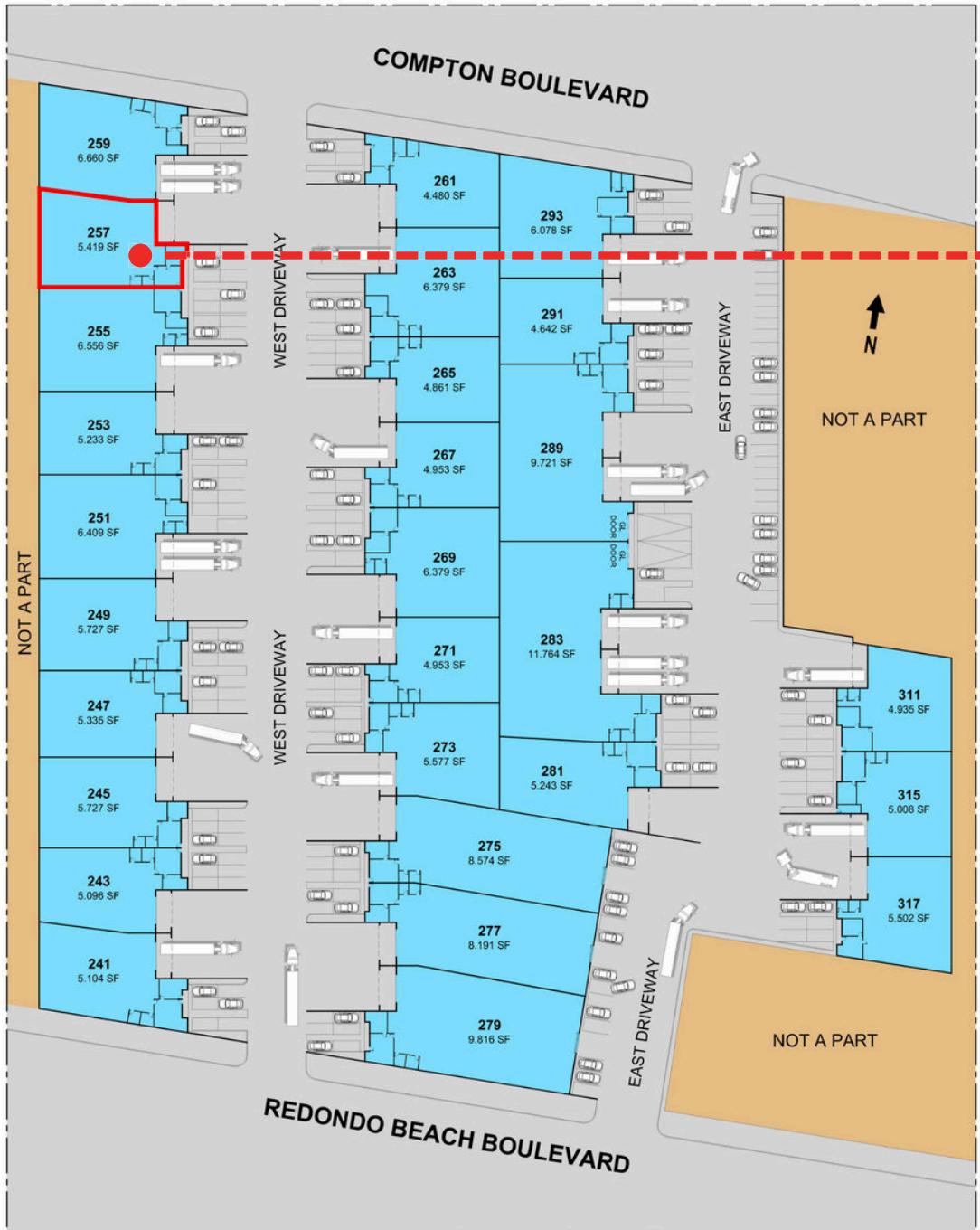
UNINCORPORATED LA COUNTY –
LOGISTICS USES WELCOME &
NO MUNICIPAL BUSINESS TAX



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Property Site Plan



Not to scale. All measurements are approximate. Site plan may not reflect current office, parking or loading layout.



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Photos



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