



FOR LEASE

15430 Condon Avenue, Lawndale, CA 90260

AVAILABLE 9,098 SF Warehouse

\$9,007/Month (\$.99/SF) Gross



FEATURES

Available Square Footage	9,098
Land Square Footage	15,771
Total Office	2,750
Warehouse Square Footage	6,348
Parking	24 Spaces
Loading	2 (10' x 12') Ground Level Doors
Minimum Ceiling Clearance	14' - 17'
Power	400 Amps, 240V, 3P, 3W
Sprinklers	None
Year Built	1966
Construction	Concrete Tilt-Up

ACCESSIBILITY

MILES TO

Los Angeles International Airport	6.9
Long Beach Airport	14.1
Los Angeles & Long Beach Ports (both)	18.3
Intermodal Container Transfer Facility	14.3

IMMEDIATE ACCESS TO

405 Freeway Visible

HIGHLIGHTS

- Available July 1, 2024
- Clarifier
- Fenced, Paved Yard
- Free Standing Building
- Owner Wants AS-IS DEAL
- Grandfathered for Wholesale Distributor Business Licenses



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310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

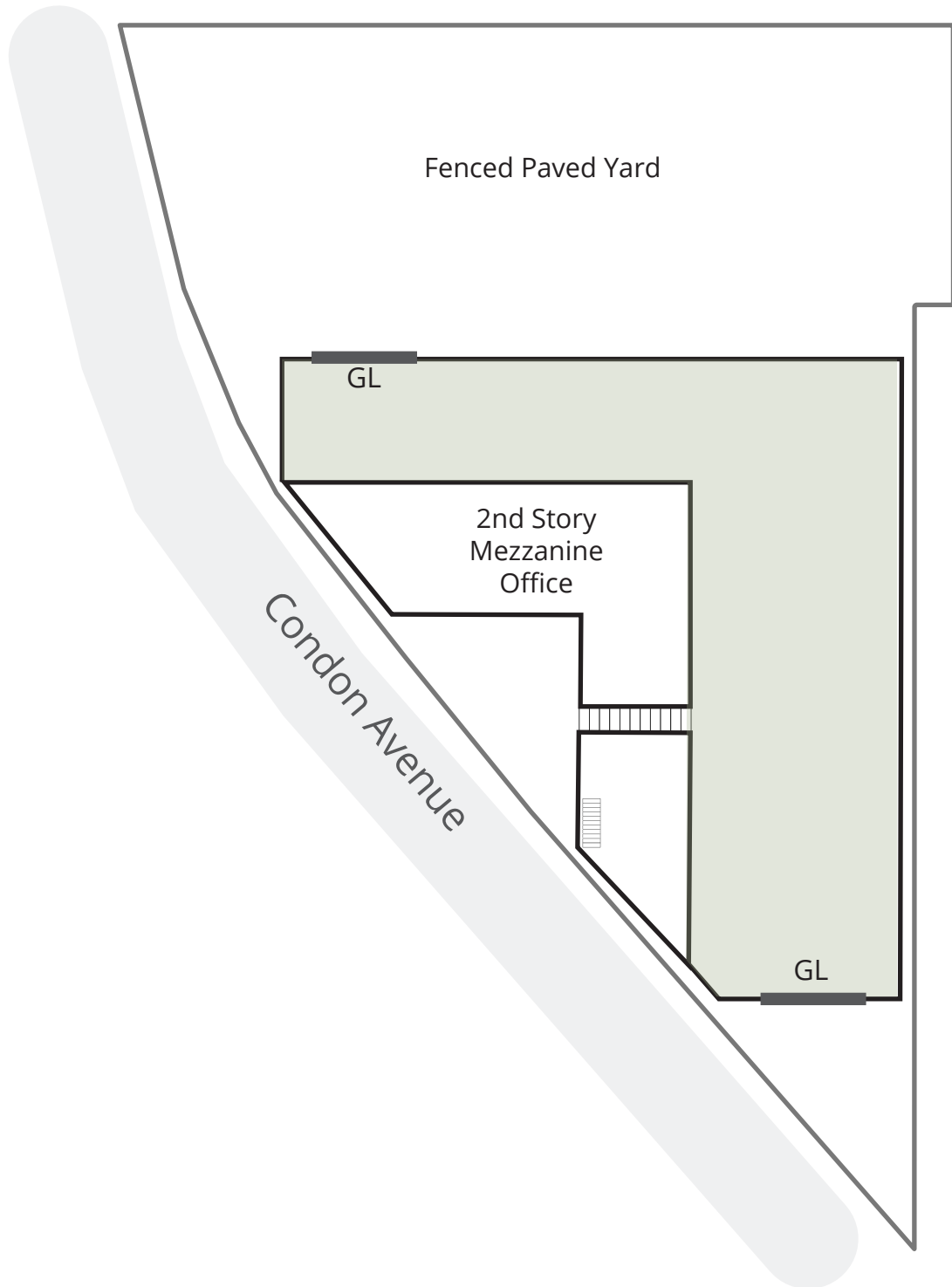
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SITE PLAN



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