

Address: **Cross Streets:** 535 Finney Ct, Gardena, CA 90248 San Pedro St/Finney Ct

Free Standing CTU Dock High & Ground Level Loading **Upgraded Offices** Low Traffic, Quiet, Cul-De-Sac Street Unincorporated LA County Location

No

18'

1 / 10'x14'

1 / 10'x12'

TILT UP

Existing / 1987

/ Ratio: 2.0:1

Warehouse/Distribution

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Const Status/Year Blt:

Parking Spaces: 18

A: 400 V: 277/480 0: 3 W: 4

Lease Rate/Mo: \$15,053 Lease Rate/SF: \$1.65 Lease Type: Gross Available SF: 9,123 SF Minimum SF: 9,123 SF Prop Lot Size: 0.38 Ac / 16,652 SF

Term: 3-5 Years Sale Price: NFS Sale Price/SF: NFS

Taxes:

Yard: Fenced / Paved

Zoning: M2

Listing Company: The Klabin Company

Agents: Courtney Bell 310-329-9000, Matt Stringfellow 310-329-9000

Listing #: **Listing Date:** 07/22/2024

Notes: Lessee to verify all information contained herein. Office SF / #: 1,295 SF / 4

Restrooms:

Office HVAC: Heat & AC 0 SF Finished Ofc Mezz: Include In Available: No **Unfinished Mezz:** 0 SF Include In Available: No Possession: Now Vacant: Yes

To Show: Call broker

Market/Submarket:

Gardena/North Compton APN#: 6137-002-023

FTCF: CB250Y150S000/AOAA

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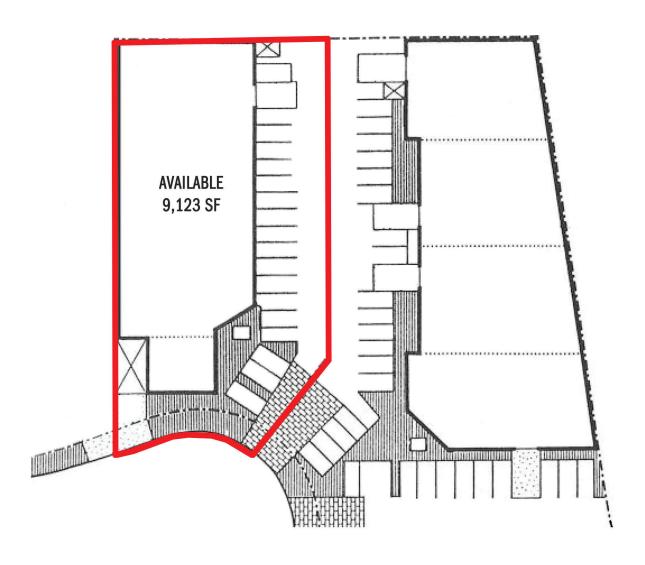
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