

Available SF 6,810 SF

Industrial Condo For Lease

Building Size 89,861 SF



**Property Name:** Carson Industrial Condos  
**Address:** 16882 S Main St, Gardena, CA 90248  
**Cross Streets:** S Main St/W 168th St

Carson Industrial Condos  
 Clean, Well-Maintained Industrial Unit  
 Gated, Secure Industrial Park Setting  
 Immediate Access to 110, 91, 405 Fwy

**Lease Rate/Mo:** \$10,896  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Gross / Op. Ex: \$0.12  
**Available SF:** 6,810 SF  
**Minimum SF:** 6,810 SF  
**Prop Lot Size:** POL  
**Term:** 3 Years/Offer  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$13,990 / 2022  
**Yard:** Fenced  
**Zoning:** M-1

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 0  
**A: 200 V: 277/480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 2007  
**Whse HVAC:** No  
**Parking Spaces:** 100 / **Ratio:** 14.7:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,347 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 6126009023

**Listing Company:** CBC JM Properties  
**Agents:** [Kevin Kim 310-856-1125](mailto:kevin.kim@cbcjm.com)  
**Listing #:** 33968641  
**Notes:** Verify all information herein. CAM Fee \$0.12/SF per month.

**Listing Date:** 03/16/2023

**FTCF:** CB025N000S000