

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	Sprinklered:	Yes	Office SF / #:	1,347 SF
Lease Rate/SF:	\$1.60	Clear Height:	18'	Restrooms:	2
Lease Type:	Gross / Op. Ex: \$0.12	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	6,810 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,810 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3 Years/Offer	Const Status/Year Blt:	Existing / 2007	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	100 / Ratio: 14.7:1	Vacant:	Yes
Taxes:	\$13,990 / 2022	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Carson/Compton
Zoning:	M-1			APN#:	6126009023
Listing Company:	CBC JM Properties				
Agents:	Kevin Kim 310-856-1125				
Listing #:	33968641	Listing Date:	03/16/2023	FTCF:	CB025N000S000
Notes:	Verify all information herein. CAM Fee \$0.12/SF per month.				