

**Property Name:**

Center Pointe

Address:

17244 S Main St, Gardena, CA 90248

Cross Streets:

Main St/Walnut St

Sublease Through 07/31/2027

Multi-Tenant Building

91 Freeway Frontage

DH & GL Loading - 24' Clearance

Immediate Access to 91 & 110 Fwys

Well-Maintained Industrial Park Environment

Lease Rate/Mo: \$8,304
Lease Rate/SF: \$1.45
Lease Type: Gross
Available SF: 5,727 SF
Minimum SF: 5,727 SF
Prop Lot Size: POL
Term: Sublease Through 07/31/2027
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: LI

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 1 / 10'x10'
A: V: O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988

Whse HVAC: No
Parking Spaces: / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,200 SF / 3
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#: 6126-009-021

Listing Company: The Klabin Company**Agents:** [Nicholas Buss 310-329-9000](mailto:Nicholas.Buss@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com)**Listing #:** 43497065**Listing Date:** 10/07/2025**FTCF:** CB250N000S000/A0AA**Notes:** Sublessee to verify all information contained herein.

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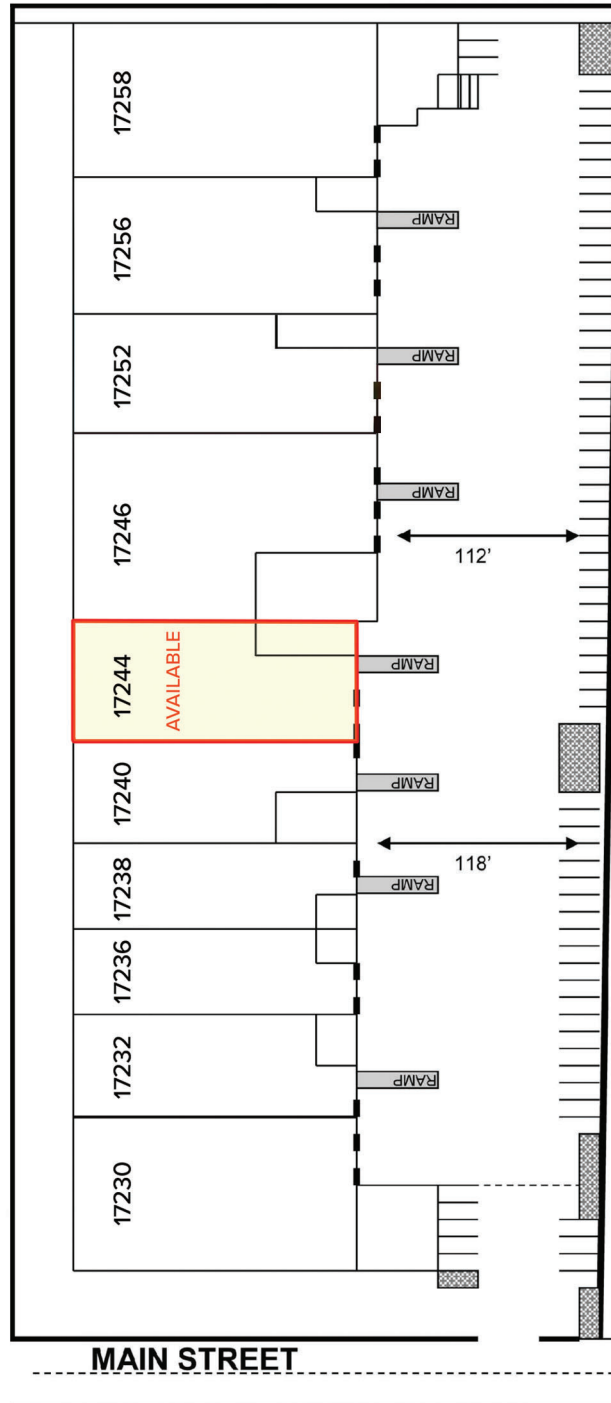
310.329.9000



SITE PLAN

INDUSTRIAL PROPERTY FOR SUBLEASE

CentrePointe



ARTESIA 91 FREEWAY