



Sublease

349 W. 168th Street

Gardena, CA 90238

±15,580 SF Office & Warehouse



Free-Standing
HQ Facility



Recently
Renovated
Offices &
Warehouse



Recently
Upgraded
Lighting
Throughout



Private
Gated Yard



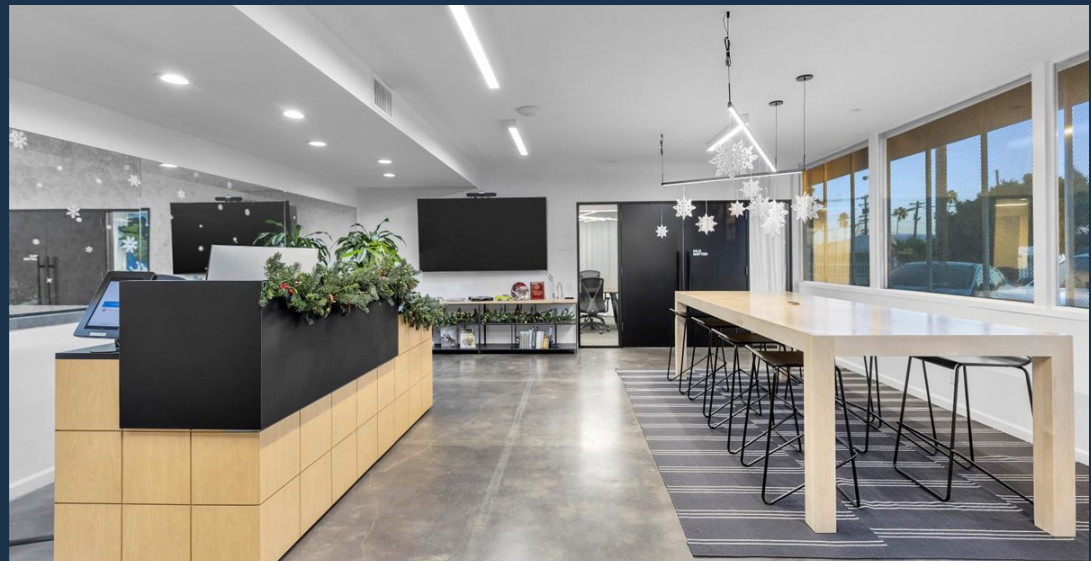
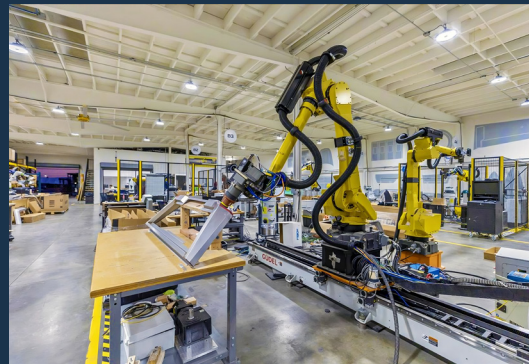
Proximity to LAX &
Long Beach Airports,
110 & 405 Freeways

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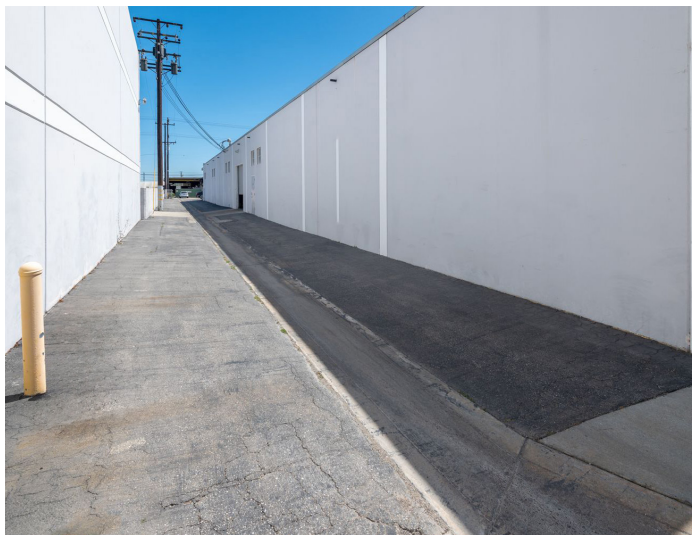
Property Information

<u>PREMISES</u>	
Building:	±15,580 SF
Office:	±3,580 SF
Warehouse:	±12,000 SF
Lot Size:	±37,026 SF
<u>LEASE TERMS</u>	
Available:	February 1, 2025
Term:	Through October 31, 2026. Longer term may be available.
Rental Rate:	Negotiable
<u>PROPERTY SPECS</u>	
Power:	400A, 240V, 3Ph
Loading:	2GL; 0 DH
Clear Height:	14-16' in warehouse
Sprinklers:	None
Yard:	Fenced and paved
Parking:	32 parking spaces
Office Specs:	1 reception area, 3 private offices/small break out rooms, 2 conference rooms, 2 bull pens, 1 lounge, 4 restrooms, 1 kitchen, 3 storage rooms

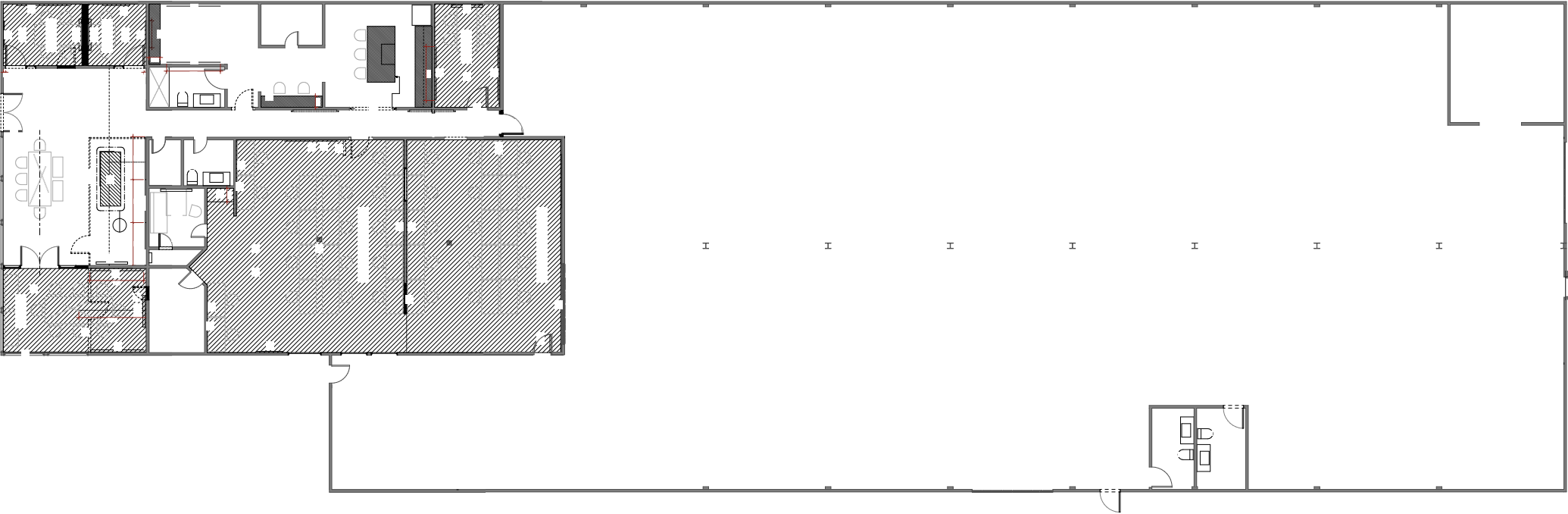
**Subtenant is to verify all information and property details. The broker makes no representation or warranty regarding the property, its condition, or any aspect thereof.*



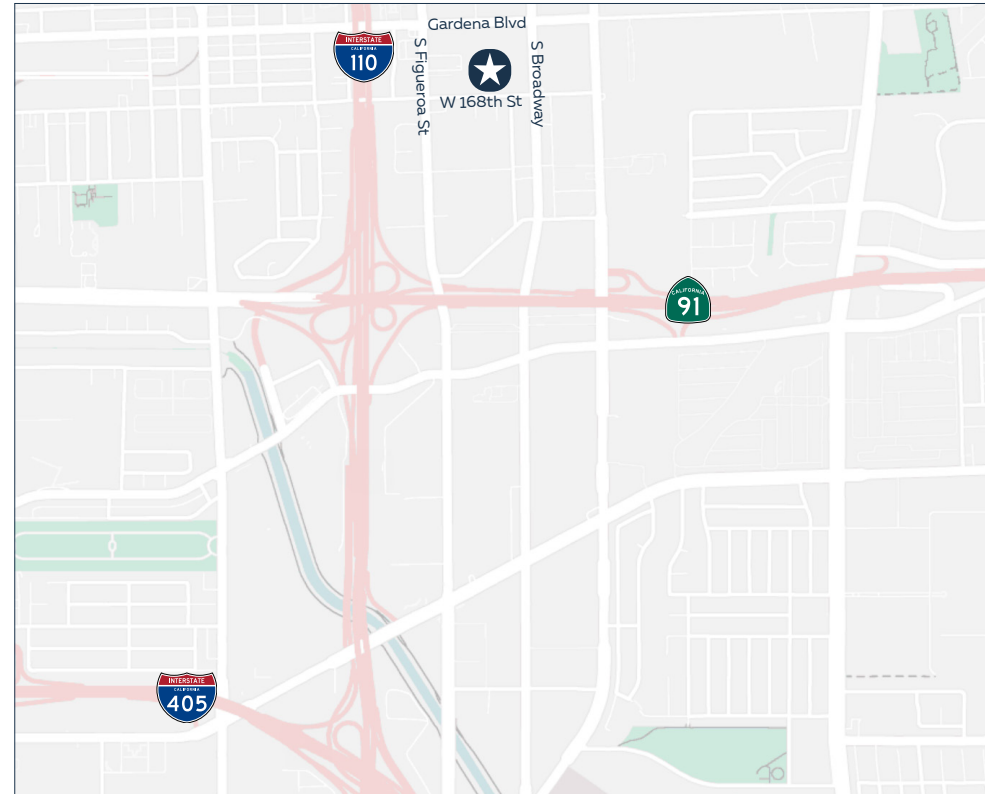
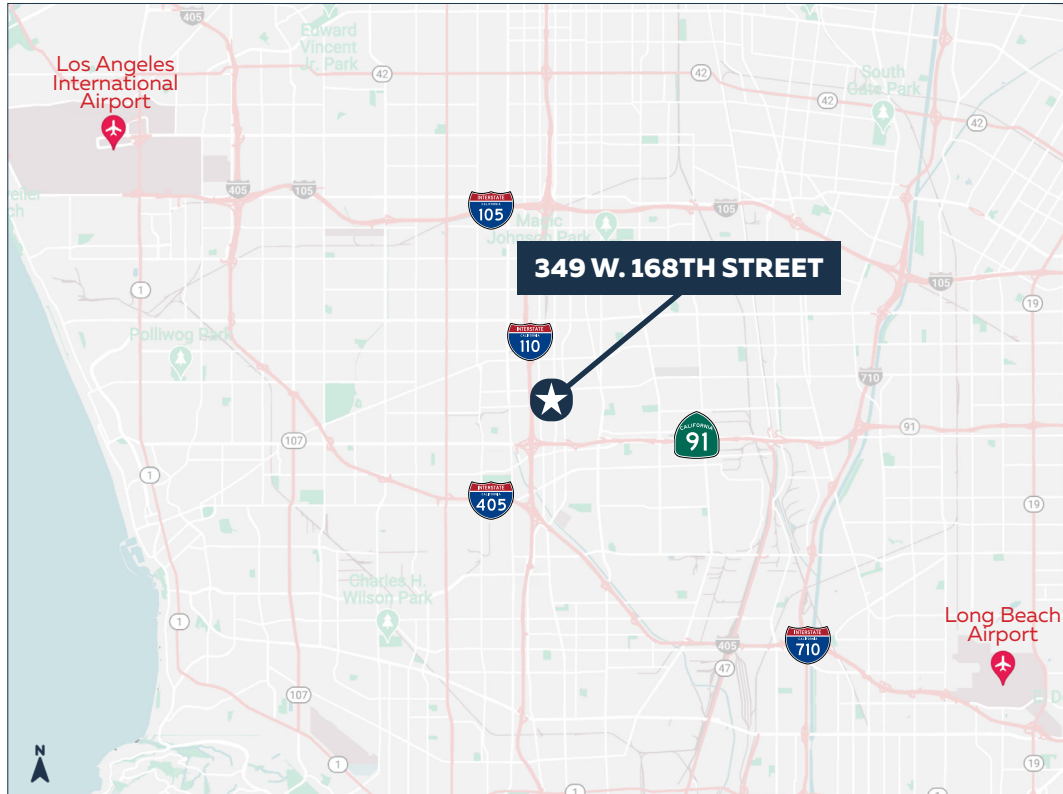
Photos



Floor Plan



Location Maps





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