



Address: 17601 Figueroa St, Gardena, CA 90248
Cross Streets: Figueroa St/W 182nd

High Image Corner Location
 Secure Fenced Yard - 800 Amps, 480 Volts
 4 Dock High & 1 Ground Level Loading Doors
 Highly Functional and Flexible Office Layout With Atrium
 Immediate Access to the 91, 110, & 405 Freeway

Lease Rate/Mo: \$48,103
Lease Rate/SF: \$1.42
Lease Type: Industrial Gross
Available SF: 33,875 SF
Minimum SF: 33,875 SF
Prop Lot Size: 1.39 Ac / 60,352 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: MR1-1VL

Sprinklered: Yes
Clear Height: 21'-24'
GL Doors/Dim: 1 / 12X12
DH Doors/Dim: 4 / (2)12X12; (1)18X12
A: 800 V: 480 0: 2 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 31 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,720 SF / 5
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2027
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7339-007-020

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](tel:310-329-9000), [Matt Stringfellow 310-329-9000](tel:310-329-9000)

Listing #: 45609894

Listing Date: 09/10/2026

FTCF: CB250N000S000/A0AA

Notes: Sprinkler calculation: .33/4000. Gardena address - L.A. City jurisdiction. Lessee to independently verify all information contained herein.



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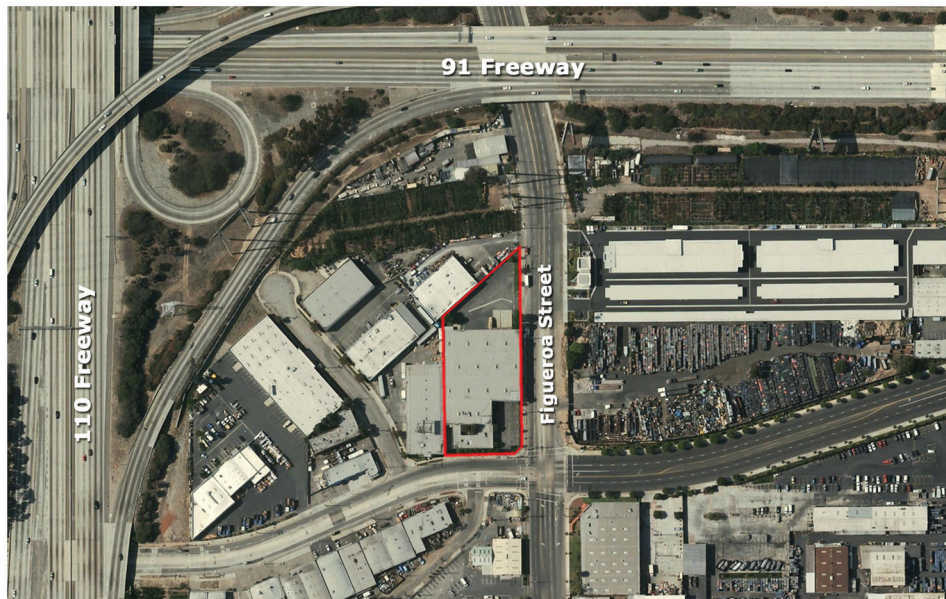
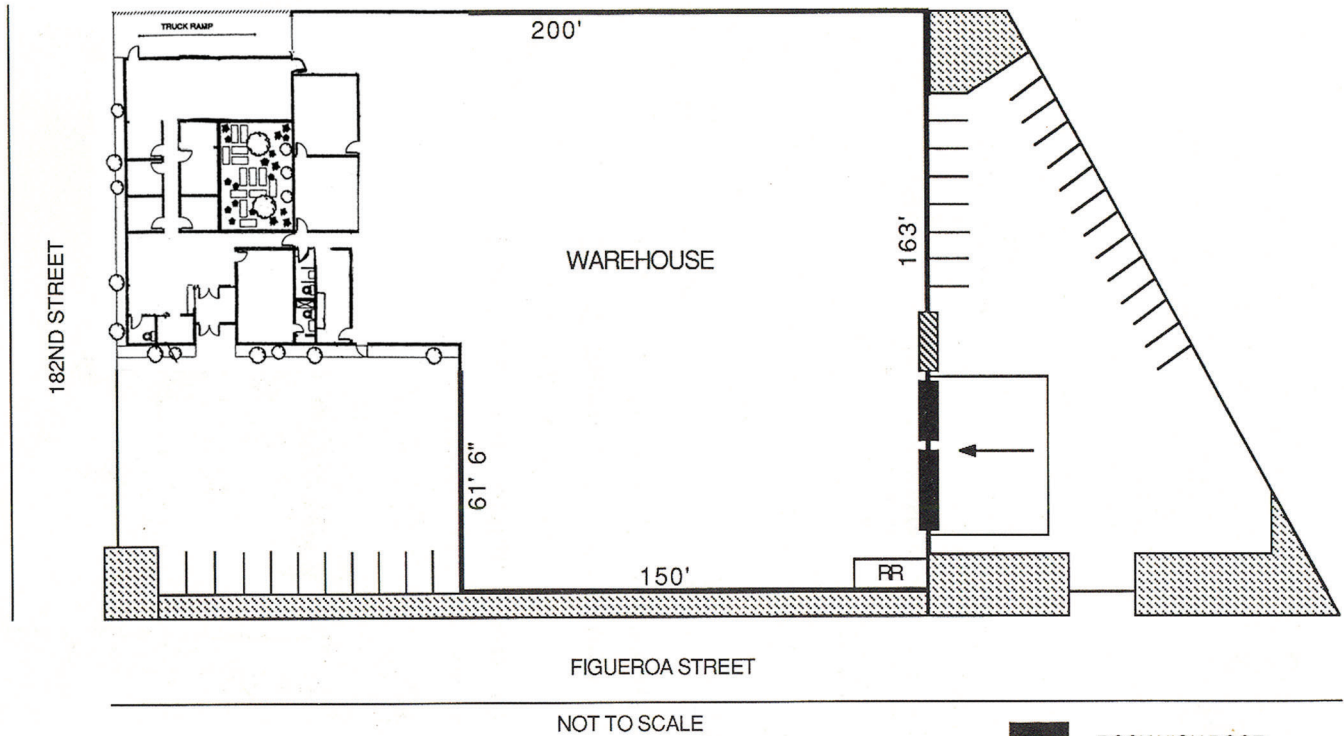
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



-  DOCK HIGH DOOR
-  GROUND LEVEL DOOR
-  RESTROOM
-  RAMP
-  LANDSCAPE