



FOR LEASE

18120 S. Broadway Street, Unit B, Gardena CA 90248

Available 22,000 SF Industrial Building

\$1.22/SF MG + CAM



FEATURES

Available Square Footage	22,000
Land Square Footage	Part of Larger
Total Office	4,000
Parking	33
Dimensions	200' x 95' (verify)
Loading	2 (12' x 14') Ground Level Doors 2 Dock High Positions
Minimum Ceiling Clearance	18'
Power	1600 Amps, 277-480, 3P, 4W
Sprinklers	.37/2000
Year Built	1957 / R 2015
Construction	Concrete Tilt-Up
Zoning	CAML

HIGHLIGHTS

Dock High Via Interior Truck Well
 Excellent Light Manufacturing Building
 Extensive Power & Manufacturing Amenities
 Business Park - Owned and Managed by Rexford Industrial
 CAM: \$.07/SF

AVAILABILITY

MILES TO

Los Angeles International Airport	9.5
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	8.0
Intermodal Container Transfer Facility	7.5

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



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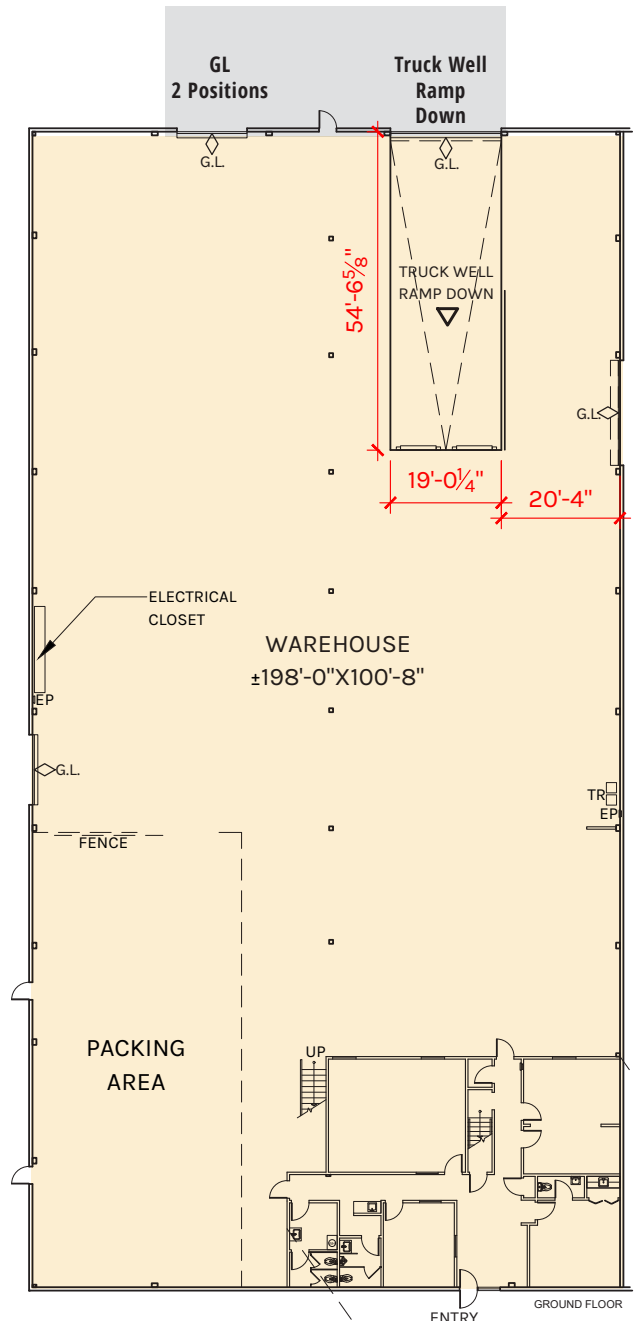
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165 Savarona Way, Carson, California 90746

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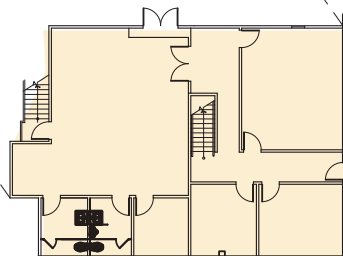


FOR LEASE

18120 S. Broadway, Unit B, Carson, CA 90248



WAREHOUSE: 17,722 SF
 OFFICE: 2,146 SF
MEZZANINE: 2,132 SF
 TOTAL: 22,000 SF



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