

Available SF 10,656 SF

Industrial For Sublease

Building Size 108,042 SF



**Property Name:** Center Pointe  
**Address:** 17252 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:** \$15,451  
**Lease Rate/SF:** \$1.45  
**Lease Type:** Gross  
**Available SF:** 10,656 SF  
**Minimum SF:** 10,656 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 / 1  
**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 #:** 43497102  
**Notes:** Sublessee to verify all information contained herein.

**Listing Date:** 10/07/2025

**FTCF:** CB250N000S000/A0AA



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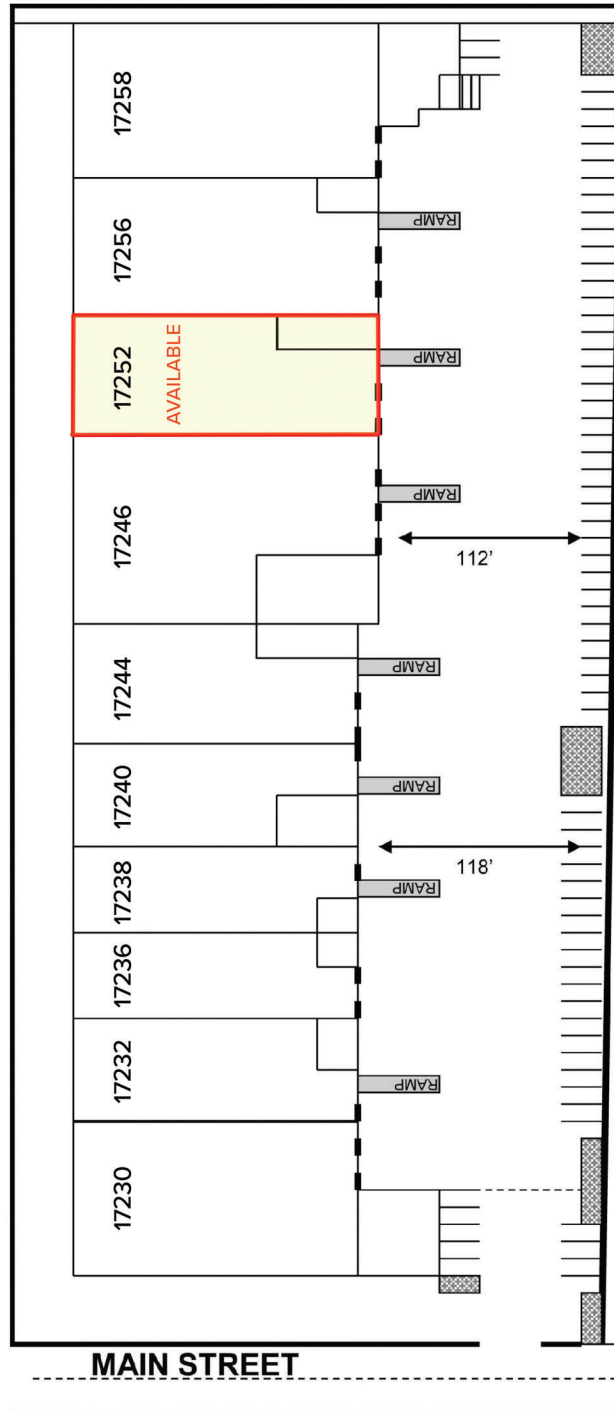




## SITE PLAN

INDUSTRIAL PROPERTY FOR SUBLEASE

CentrePointe



ARTESIA 91 FREEWAY