

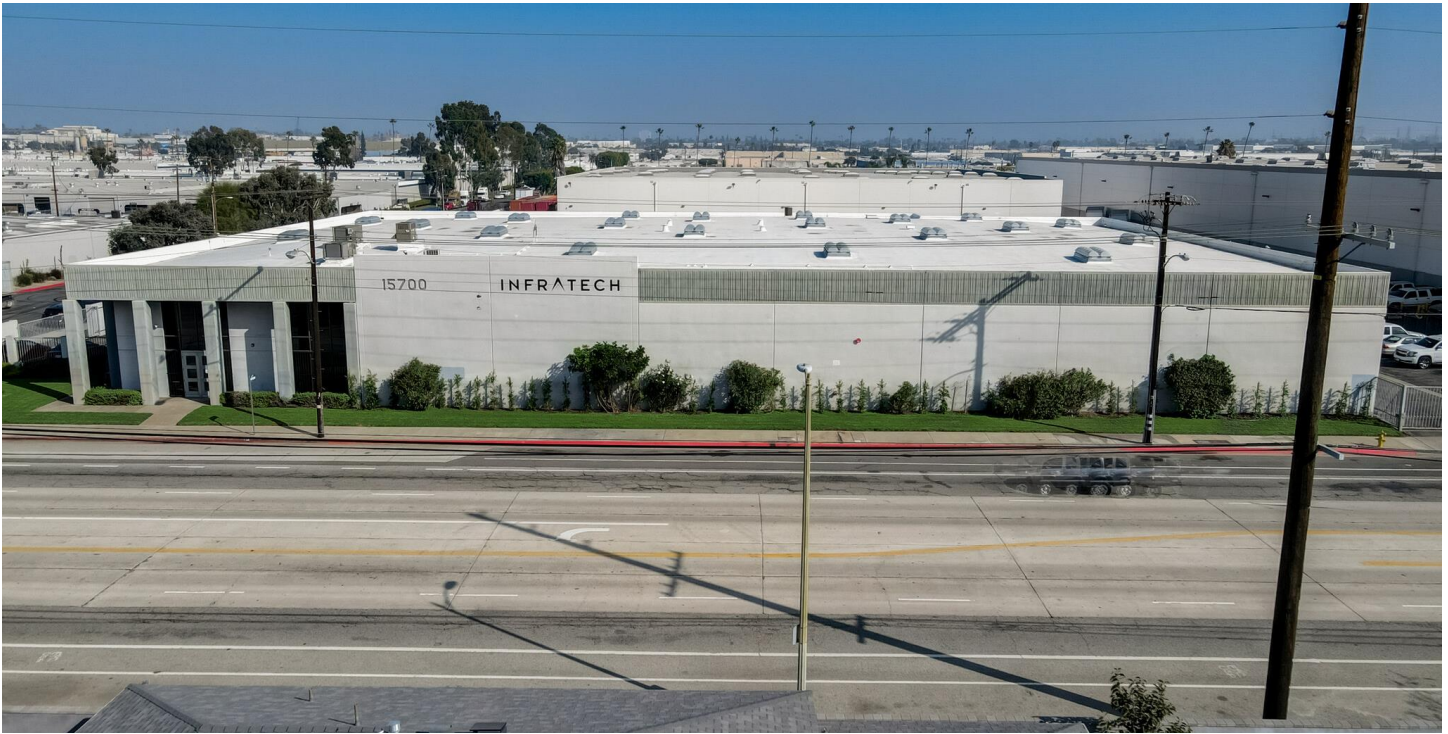
Free-Standing Industrial Building for Sublease

savills

FOR SUBLEASE 15700 S Figueroa Street, Gardena, CA 90248

NEW REDUCED RATE
\$1.20 NNN + \$0.23 nets
and offering 4% to procuring broker





SPACE PROFILE

±35,989 RSF

Total SF Available

\$1.20 NNN

Asking Rental Rate

02/28/2027

Sublease Term

30 Days

Availability

\$0.23/SF

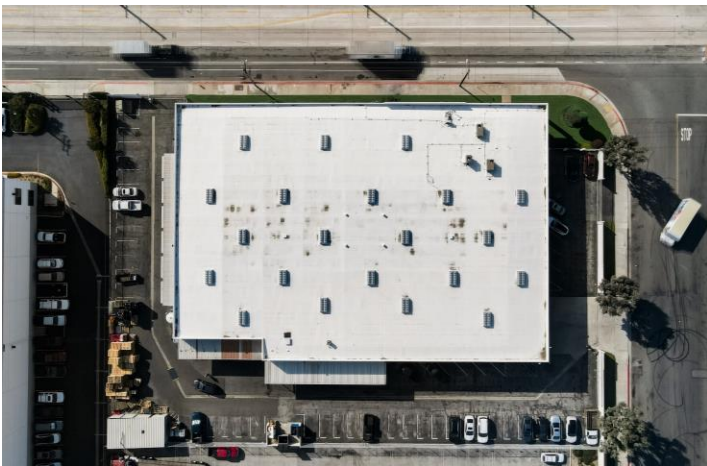
Nets

1.56/1,000 SF

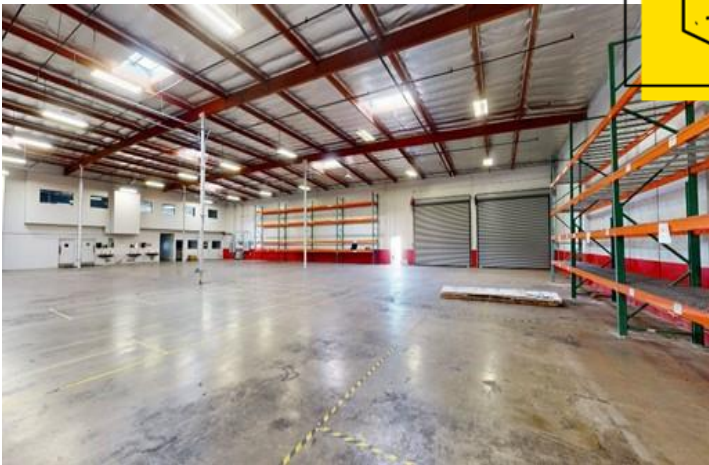
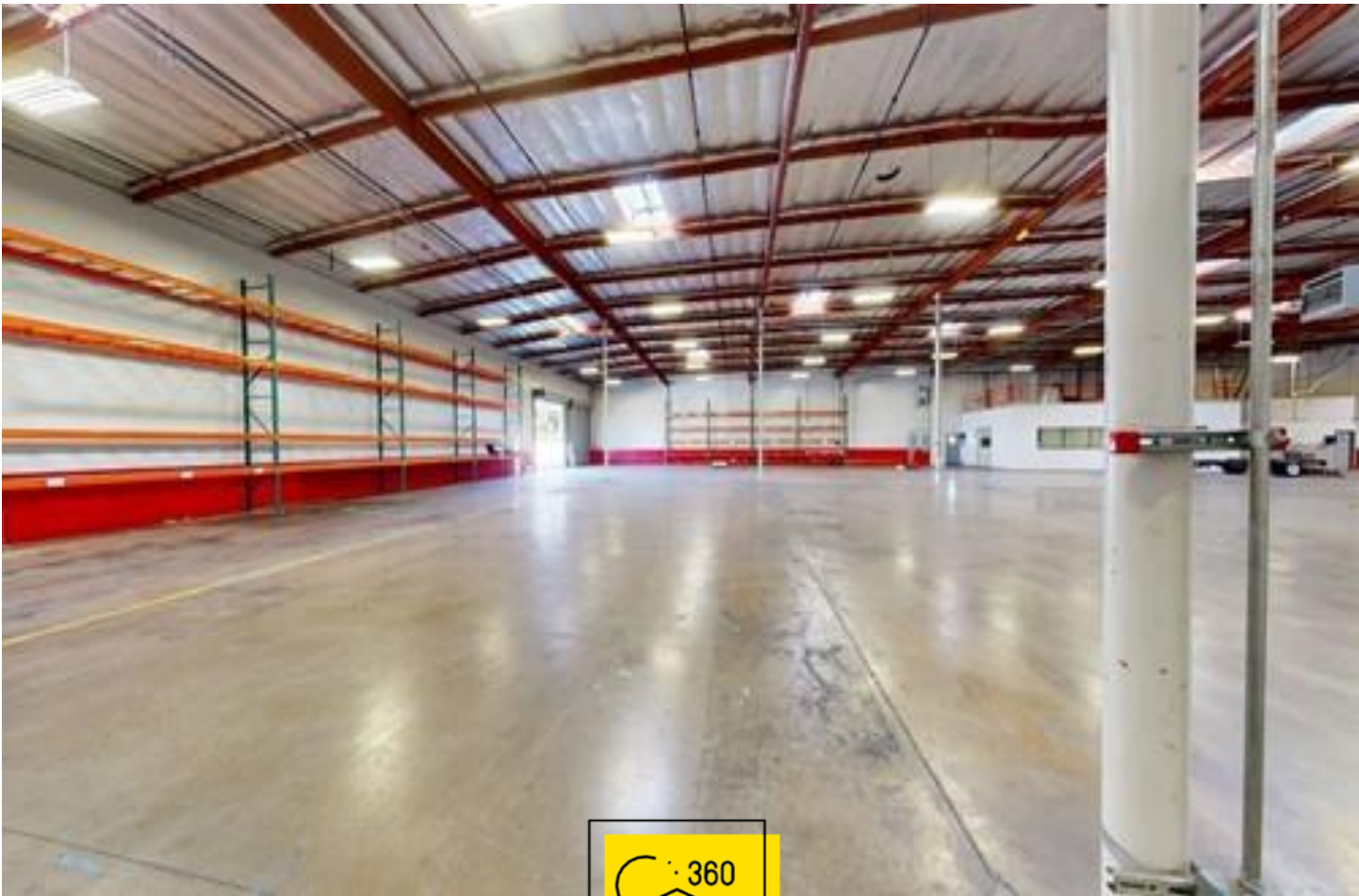
Parking Ratio

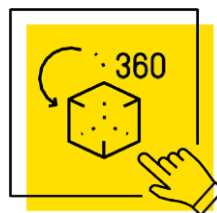
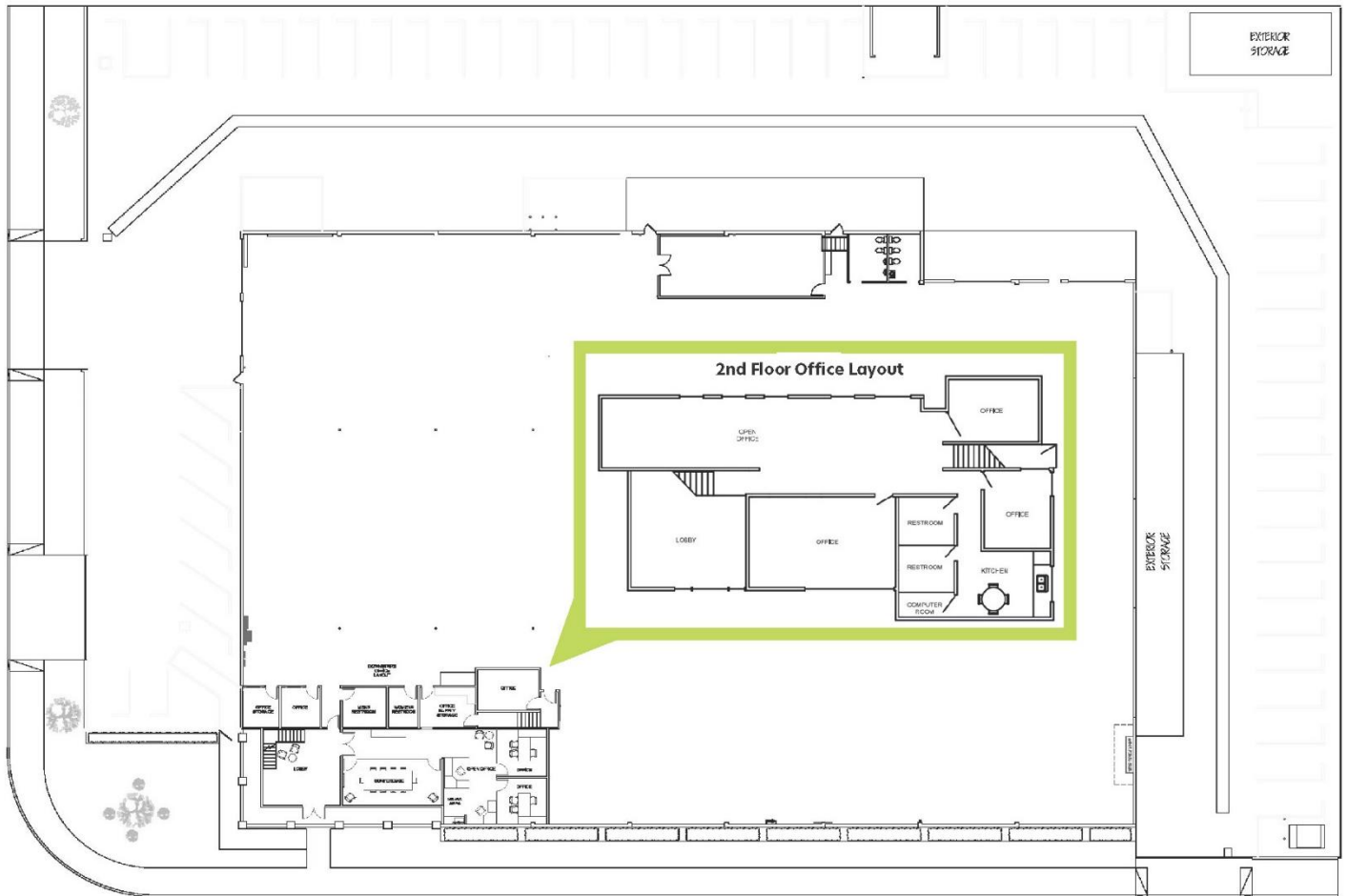
KEY HIGHLIGHTS

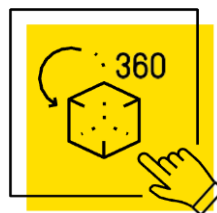
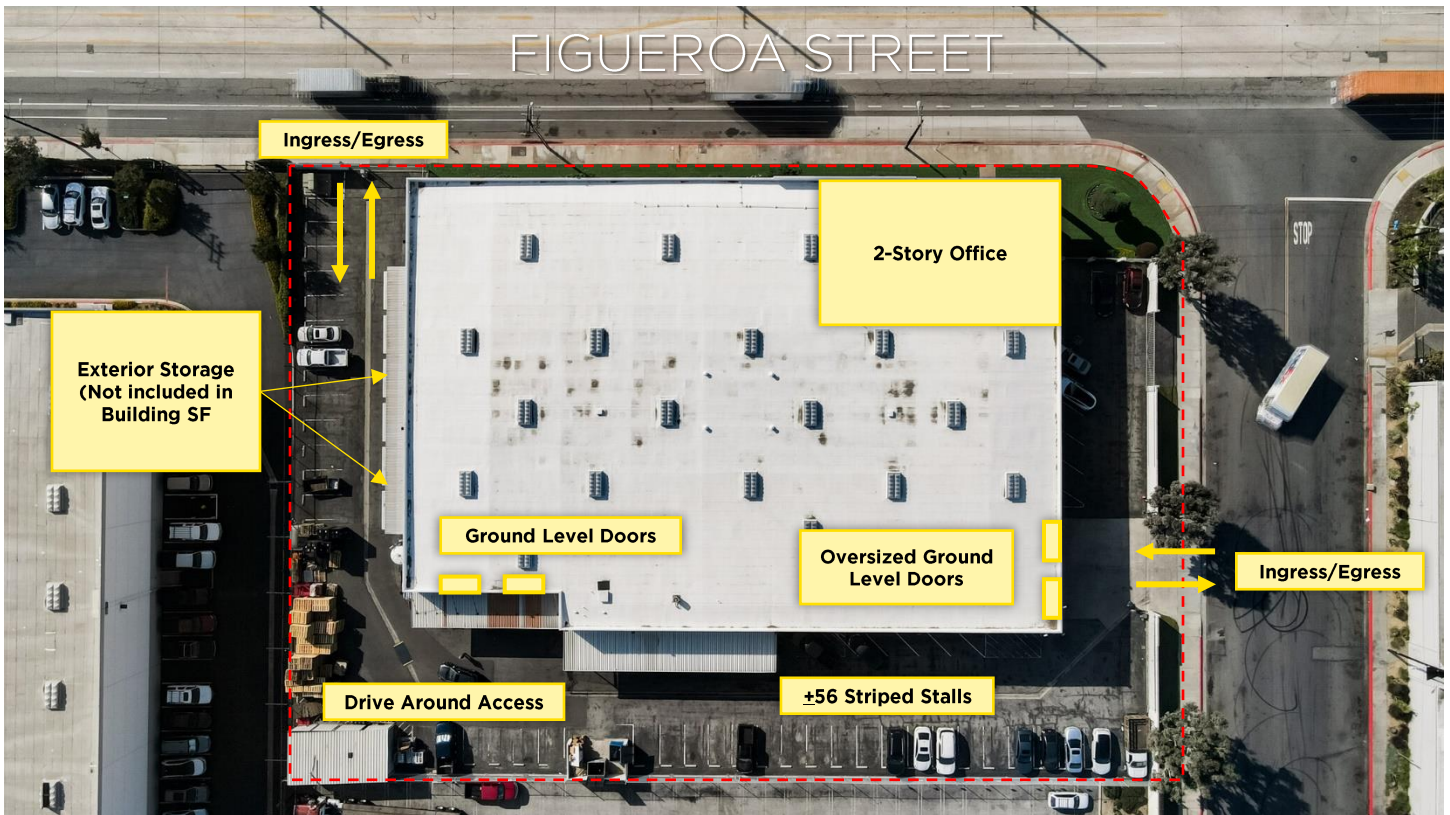
- ±35,989 sq ft free-standing industrial building situated on ± 1.62 acres of land
- Ideally located in unincorporated Los Angeles County
- Newly remodeled two-story office with well-appointed finishes and corporate image
- ±56 striped employee parking stalls
- Fully fenced, gated and secured yard area with drive-around access and two (2) points of Ingress/Egress
- Four (4) ground level doors “At-Grade” for easy movement of materials and equipment in and out of the building
- 22’ Minimum Clear Height (Mezzanines potentially available separately)
- Approximately 1200 AMPs of 480V Power well-distributed throughout
- Recent upgrades including new roof, new HVAC, new electric roll-up doors, updated landscaping and fresh slurry seal and striping in parking area
- Close proximity to the 110, 105, 91, 405 and 710
- Fantastic curb appeal with Figueroa Street frontage for strong visibility
- Competitive monthly operating expenses



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