

## Secured Storage Yard For Lease

16619 S Broadway  
Gardena, CA 90248



**22,773sf Lot with 3,993sf Office/Warehouse**  
**Roll Up Door to Warehouse**  
**Plenty of Off-street Secured Parking**

*Exclusively Offered By*

**Don Butts**

(310) 977-0190

Don@scottanastasirealty.com

Lic #01368932



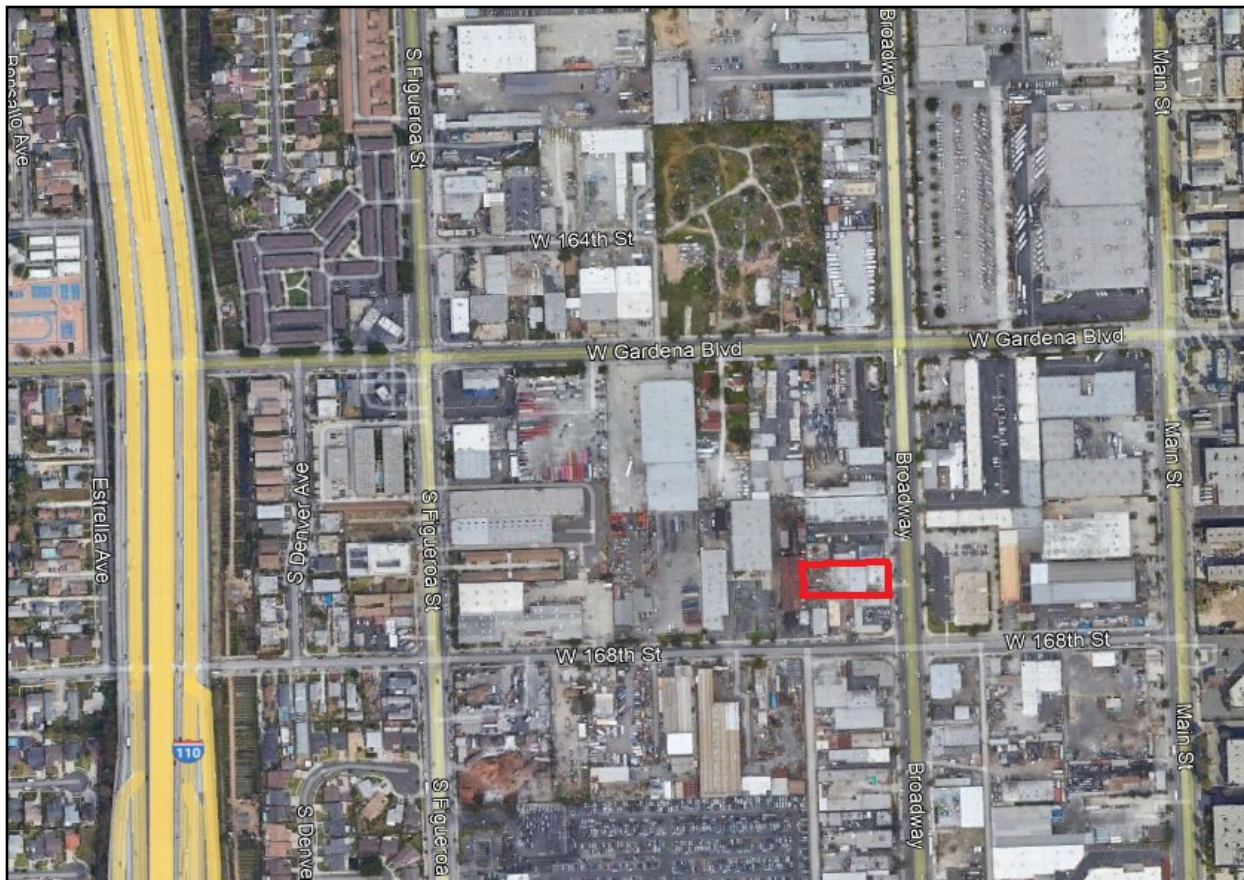
Lic # 01375056

# Excellent Opportunity

## Property Details

Property Address: 16619 S Broadway, Gardena, CA 92081  
Condition: Offices Have Been Fully Remodeled  
Leasable SF: 22,773sf Storage Yard with Offices and Warehouse  
Office/Warehouse: 3,993sf - Warehouse Portion Approximately 1,000sf  
Lot Size: 22,773sf  
Secured Yard Area: 18,780sf  
Parking: Plenty of on-site secured parking  
Access: Two private Driveways, 1 Grade Level Door  
Use: Ideal for Heavy Equipment Secured Storage and Office  
Rates: Office/Warehouse \$1.34psf, Secured Yard \$0.69psf  
Rent/NNN: Monthly Rent \$18,295.89 Est NNN's \$3,100  
Terms: Sublease. Negotiable. Call to discuss options.

Shown by appointment only. Please contact Don Butts at (310) 977-0190.



\* The information contained herein has been obtained from various sources deemed reliable, however, we make no guarantee, warranty or representation as to its accuracy. You and your advisors should conduct a careful and independent investigation of the property prior to any transaction. All offerings are subject to change, prior sale, lease or withdrawal from the market without notice. Prospective Tenants are hereby advised that changes beyond the control of the Owner or Broker may have occurred in the physical and/or financial condition of the property.

**Don Butts (310) 977-0190**

# 18,780sf Secured Yard



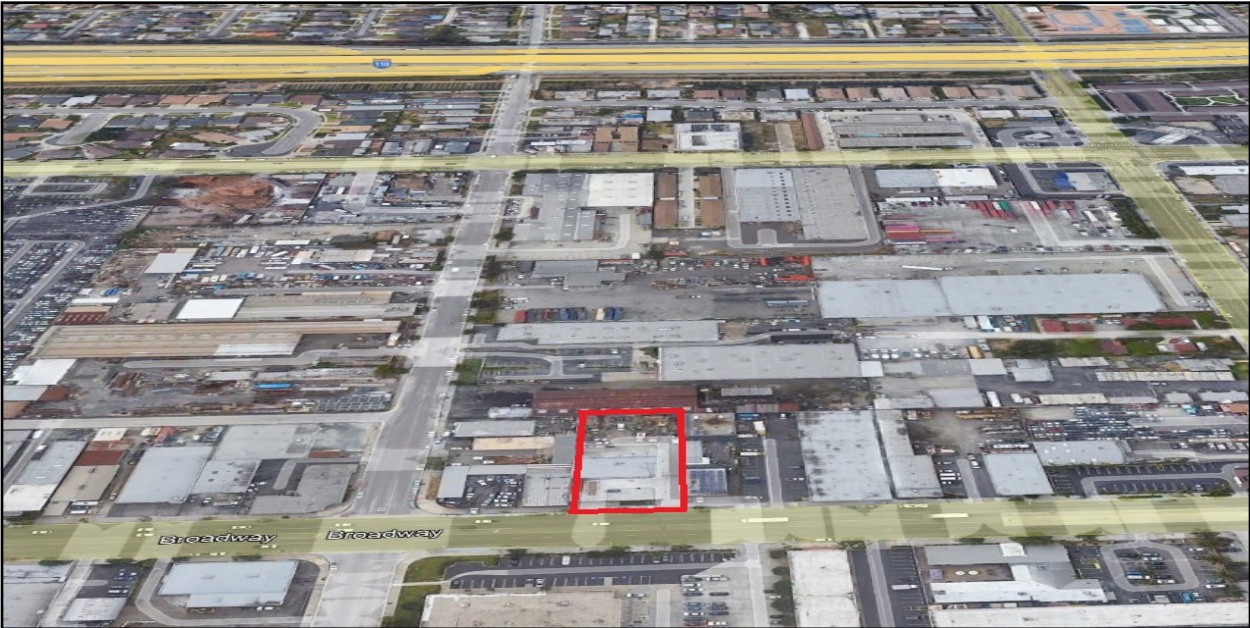
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## Fully Remodeled Office Area & Conference Room



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# Vibrant Industrial Area of Gardena



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