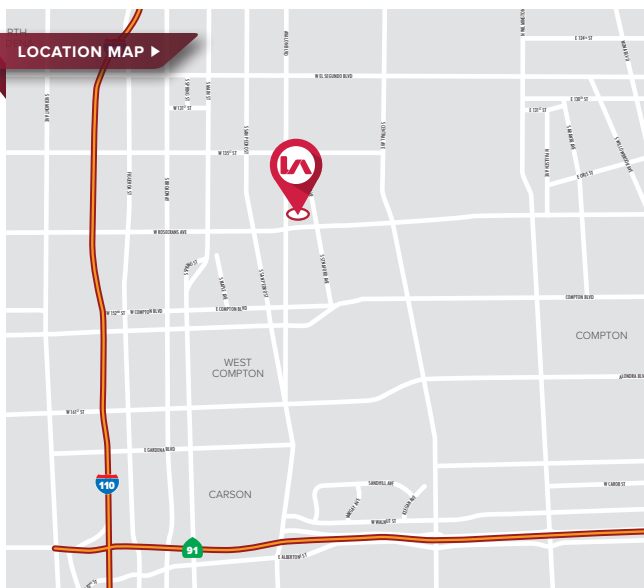


**FOR
LEASE**

±43,560 SF OF INDUSTRIAL LAND

14700 S AVALON BLVD | GARDENA, CA 90248



PROPERTY HIGHLIGHTS ▶

- Rare Fenced, Paved, and Secure Yard
- Unincorporated LA County Zoning
- Close Proximity to 110, 405, 91, & 105 Freeways
- 15 Miles from the Ports

READY FOR IMMEDIATE OCCUPANCY!

ASKING LEASE RATE ▶

**\$21,780.00/Mo. or
\$0.50 PSF Gross**

FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

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COMMERCIAL REAL ESTATE SERVICES

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P. 323.720.8484 | F. 323.720.8474

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PROPERTY PHOTOS ▶



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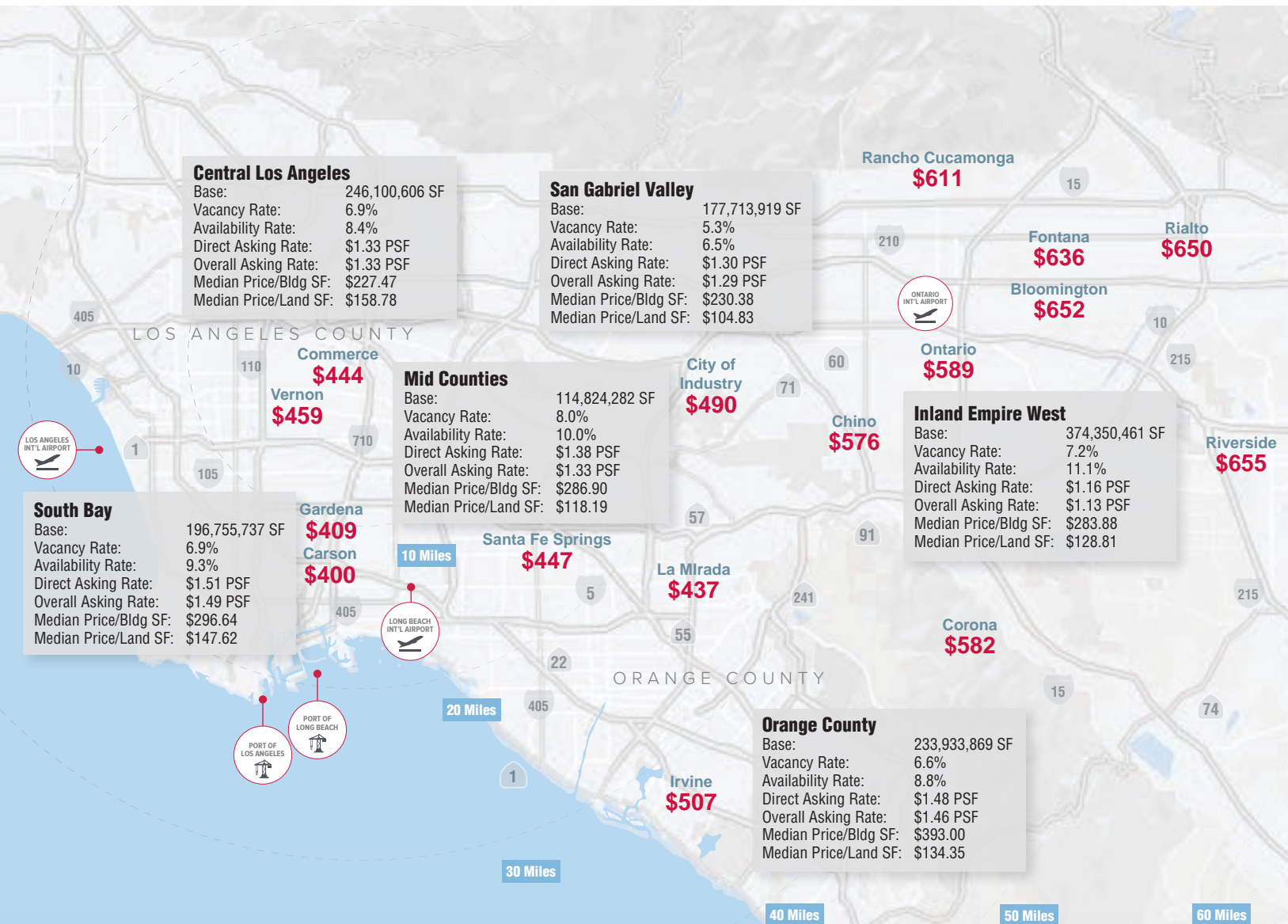
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LA BASIN - Q3 2025

Industrial Market Update & Drayage Rates



PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
lmammen@lee-associates.com

Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey and sale comps of industrial properties 5,000 SF+

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Executive VP & Partner | LIC ID 01968984
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323.767.2055

DAVID BRANDT
Executive VP & Partner | LIC ID 00999100
dbrandt@lee-associates.com
323.767.2104

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P. 323.720.8484 | F. 323.720.8474

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14700 South Avalon Blvd | Gardena, CA 90248

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Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

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DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104



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