

281 E REDONDO BEACH BLVD.
GARDENA (P.O.) 90248



MID-HARBOR FREEWAY INDUSTRIAL CENTER



FOR LEASE

5,243 SF

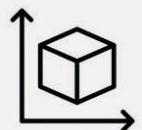
2 DOCK HIGH SPOTS

20' CLEARANCE



01

Property Highlights



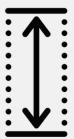
5,243 SF

AVAILABLE SF



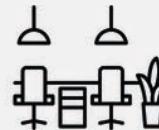
2 DOCK HIGH SPOTS

DOCK PLATFORM INSTALLED FOR
DROP-&-GO EFFICIENCY



20' CLEARANCE

CLEAR SPAN



800 SF

OF WELL-APPOINTED OFFICES



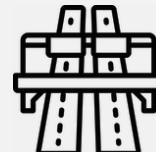
**CALCULATED
FIRE SPRINKLERS**



UNINCORPORATED LA COUNTY
LOGISTICS USES WELCOME



6-CAR PARKING
GATED & PATROLLED



QUICK (110) FREEWAY ACCESS
10 MINUTES TO LAX

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

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Specs

| | |
|---------------------|------------------------------|
| UNIT SIZE | 5,423 SF |
| LAND SIZE | POL |
| OFFICE SIZE | 800 SF |
| DOCK HIGH POSITIONS | 2 |
| GROUND LEVEL DOORS | 0 |
| FIRE SPRINKLERS | YES (CALCULATED) |
| CLEAR SPAN | YES |
| SKYLIGHTS | YES |
| ELECTRICAL SERVICE | 200A, 120/208V, 3PH |
| CONSTRUCTION | CONCRETE TILT-UP |
| PARKING | 6 |
| ZONING | M2 LC |
| AVAILABILITY | NOW |
| LEASE RATE | \$1.39 PSF, INDUSTRIAL GROSS |
| CURRENT CAM | \$0.06 PSF |



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03

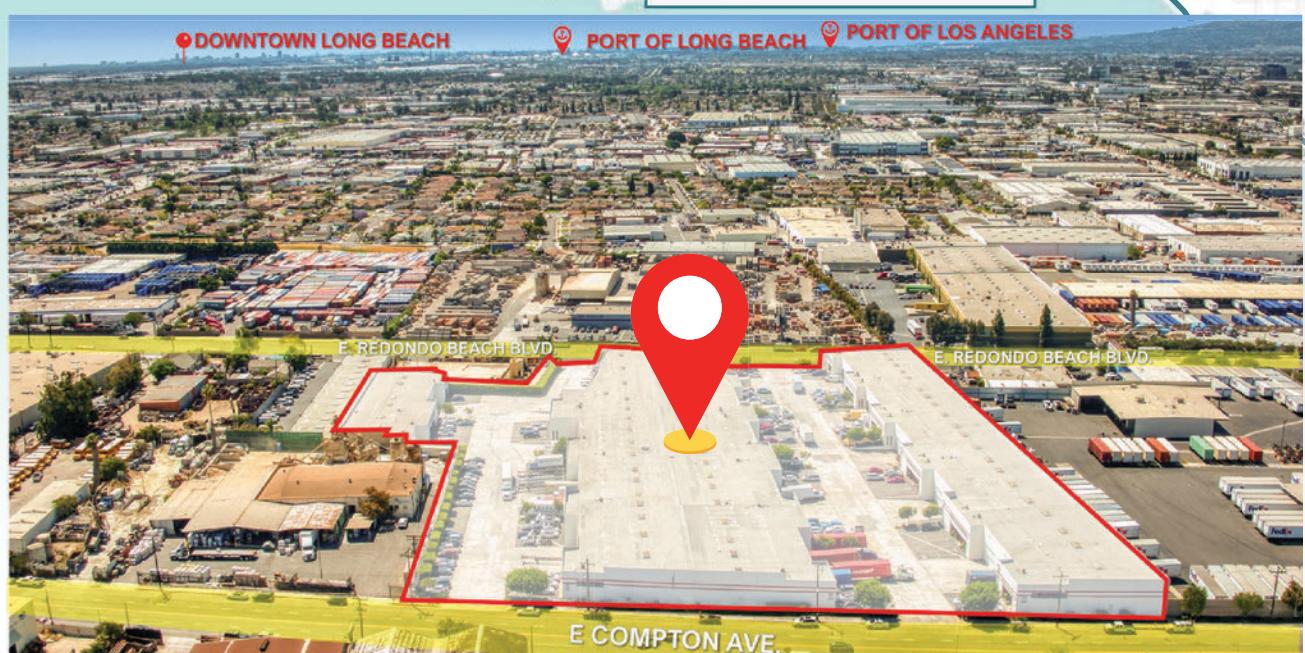
Location Highlights

STRATEGICALLY LOCATED
WITHIN 15 MINUTES OF
**LAX AND THE PORTS OF
LOS ANGELES AND LONG BEACH**

LESS THAN ONE MILE TO
(110) FREEWAY

TWO MILES TO
(91) & (105) FREEWAYS

UNINCORPORATED LA COUNTY –
LOGISTICS USES WELCOME &
NO MUNICIPAL BUSINESS TAX



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04

Property Site Plan


AVAILABLE


Not to scale. All measurements are approximate. Site plan may not reflect current office, parking or loading layout.

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05

Photos



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05

Photos



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