



WORLDPORT BUSINESS CENTER

1891 N Gaffey St, San Pedro, CA 90731



Joel Mostert

Coldwell Banker Commercial

68 Malaga Cove Plz, Palos Verdes Estates, CA 90274

mostey393@gmail.com

(310) 619-0219

WORLDPORT BUSINESS CENTER

\$19.20 - \$22.20 /SF/YR

****NEWLY RENOVATED & SPEC SUITES AVAILABLE**** PLEASE CONTACT JOEL MOSTERT FOR INFORMATION OR TO SET UP A TOUR. WORLDPORT BUSINESS CENTER PROVIDES A WELL MAINTAINED, FRIENDLY & PROFESSIONAL BUSINESS ENVIRONMENT. MODIFIED GROSS LEASE ****ELECTRICITY INCLUDED**NO CAMS****. CLOSE PROXIMITY TO THE PORT OF LOS ANGELES, CRUISE TERMINALS AND PORTS O' CALL. VIEW OF ENTIRE CENTER & VINCENT ST. THOMAS BRIDGE AVAILABLE....

- ***SPEC OFFICE SUITES AVAILABLE ***
- ****ELECTRICITY INCLUDED**NO CAM FEES.**
- **EXCELLENT FREEWAY ACCESS.**
- **CLOSE PROXIMITY TO PORT OF LOS ANGELES.**



Rental Rate: \$19.20 - \$22.20 /SF/YR

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 46,679 SF

Year Built: 1988

Rental Rate Mo: \$1.85 /SF/MO

1st Floor Ste A

Space Available	1,437 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	350 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

EXCELLENT WAREHOUSE/ FLEX SPACE. PRIVATE OFFICE, PRIVATE RESTROOM, STORAGE ROOM. 14' MINIMU CLEAR HEIGHT. 1- 10' X 10' GROUND LEVEL DOOR.

2nd Floor Ste 207

Space Available	1,060 SF
Rental Rate	\$19.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Electric included.

2nd Floor Ste 209

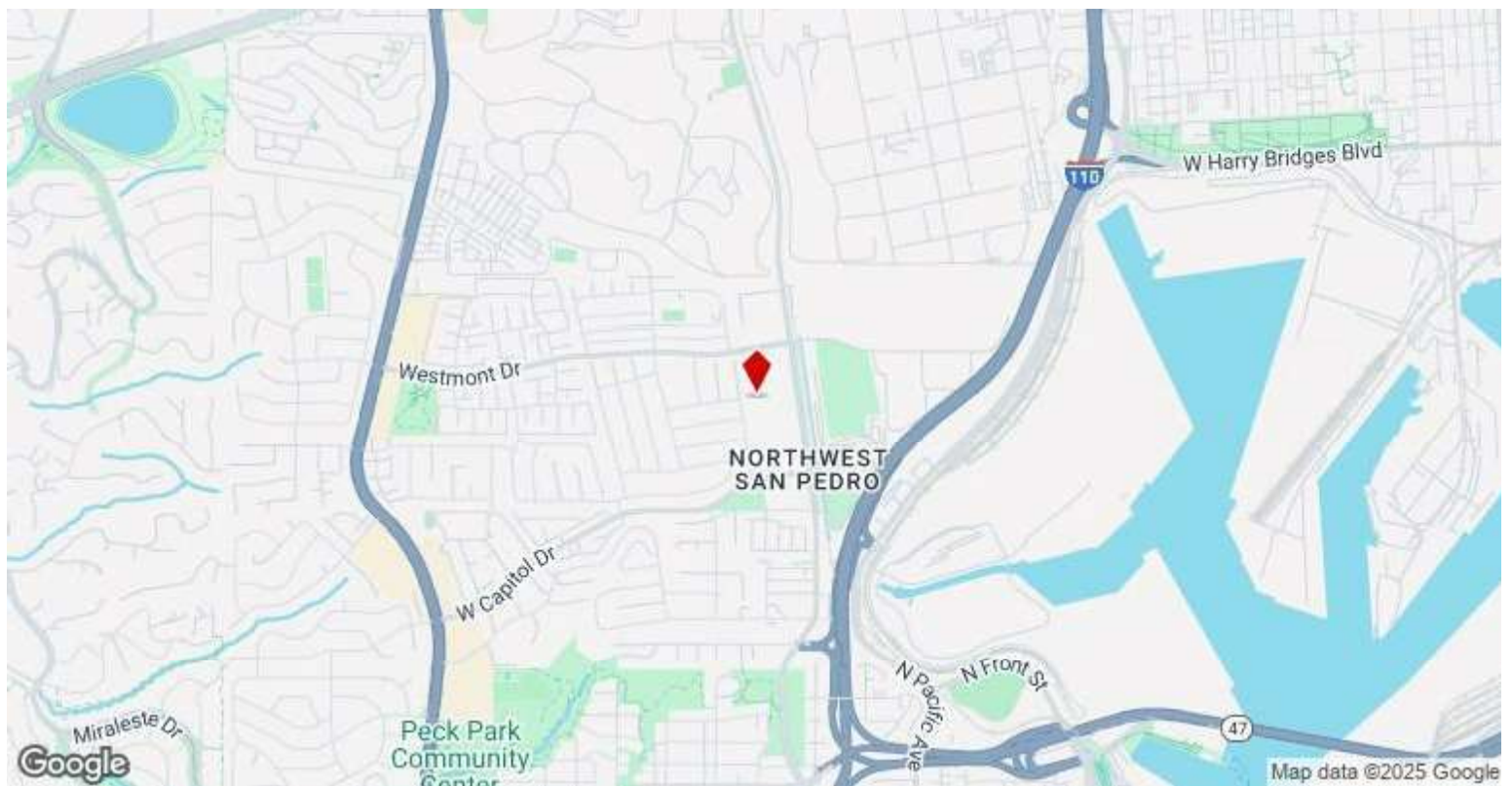
Space Available	1,697 SF
Rental Rate	\$19.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Electric included.

2nd Floor Ste 236

Space Available	1,396 SF
Rental Rate	\$19.80 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

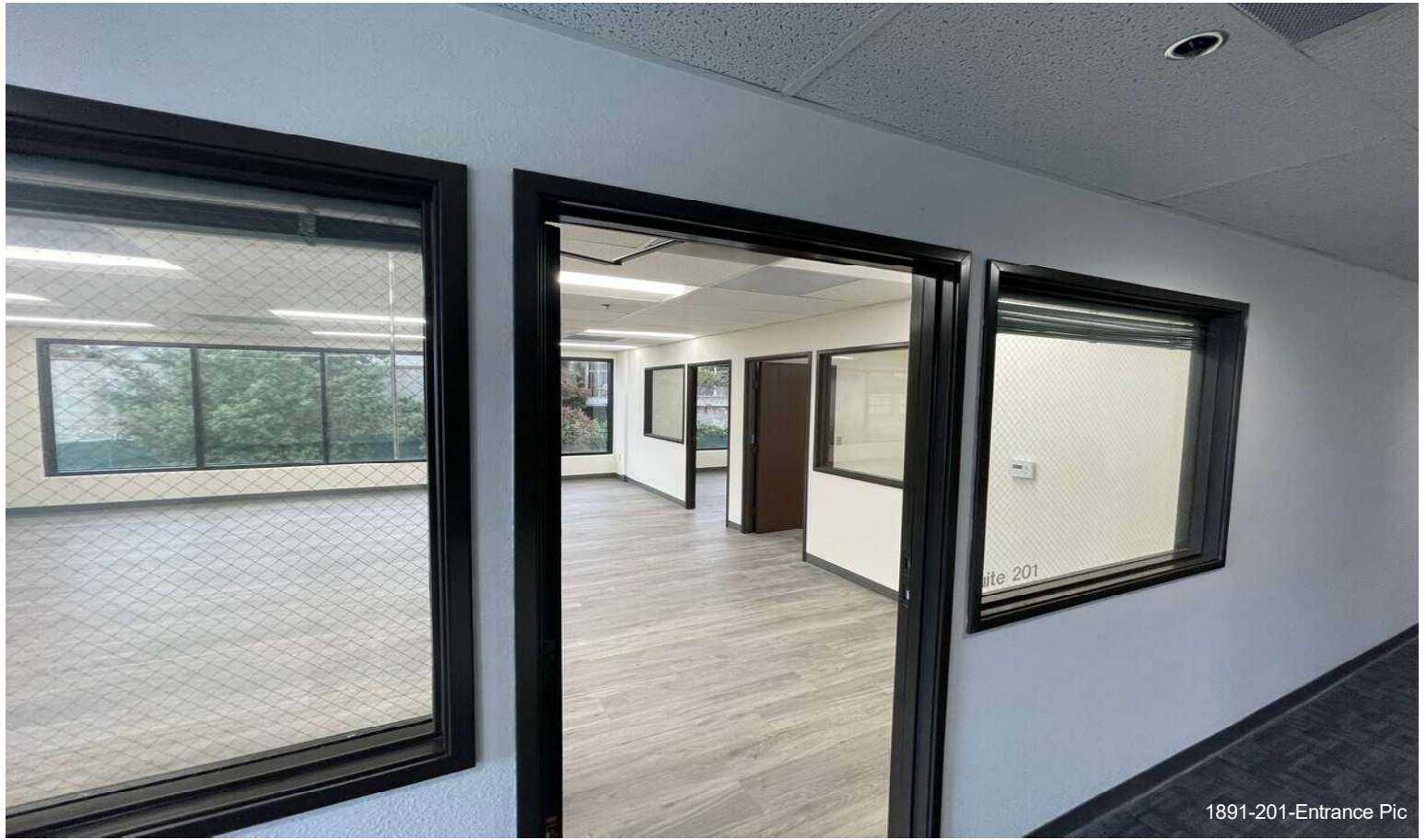
Excellent Office Space-Kitchenette & (4)Private Offices. Easily accessible 2nd Floor space.



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Property Photos



Property Photos



Property Photos



Property Photos



1891-209-Pic4



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Property Photos



1891-209-Pic3



1891-209-Pic2

Property Photos



1891-209 Pic1



Interior Photo

Property Photos



WP-Office Photo2



1911 Building-Loading-Pic

Property Photos

