

The Klabin Company

19700 S Vermont Ave, Suite 100 Torrance, CA 90502 | 310-329-9000

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Unfinished Mezz:

Possession:

Vacant:

To Show:

Available SF 76,468 SF Industrial For Lease Building Size 76,468 SF



Address: 17907 S Figueroa St, Los Angeles, CA 90248
Cross Streets: S Figueroa St/Victoria St

New Class A - Free Standing Distribution Building LEED Gold Certification

Fully Secured - 2.63 Acre Concrete Yard Excess Trailer/Container Parking 19 DH Doors - 10 Dock Levelers

Seamless Connectivity to Major Ports & LAX

Lease Rate/Mo: TBD Sprinklered: **ESFR** TBD Clear Height: 32' Lease Rate/SF: Lease Type: Net / **Op. Ex:** \$0.58 GL Doors/Dim: 1 Available SF: 76.468 SF DH Doors/Dim: 19 Minimum SF: 76,468 SF A: 3000 V: 277/480 0: 3 W: 4 **Prop Lot Size:** 5.05 Ac / 220,086 SF **Construction Type:** TILT UP Term: Const Status/Year Blt: 5 Years

Const Status/Year Bit: Existing / 2025

Whse HVAC: No

NFS Whse HVAC: No Parking Spaces: 48 / Ratio: 0.6:1

Yard:Fenced / PavedRail Service:NoMarket/Submarket:Carson/ComptonZoning:M1Specific Use:Warehouse/DistributionAPM#:7339-008-037

Listing Company: The Klabin Company

NFS

Sale Price:

Taxes:

Sale Price/SF:

Agents: Matt Stringfellow 310-329-9000, Tyler Rollema 310-329-9000, Patrick Granger 310-863-8071, Mark Granger 310-323-1550

Listing #: 40915353 Listing Date: 06/15/2025 FTCF: CB300N000S000

Notes: OpEx: \$.58/SF. 75+ container stalls. 7 EV charging stalls with room for expansion. First-class finishes throughout. Co-listed with Mark Granger and Patrick Granger at

Granger Co. Lessee to verify all information contained herein.







7,634 SF / 9

Heat & AC

3.746 SF

Yes

0 SF

Nη

Now

Yes

Call broker

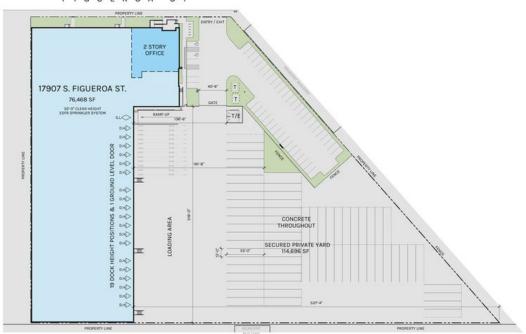


17907 Figueroa Street | Gardena, CA 90248 | 76,468 SF



INDUSTRIAL PROPERTY FOR LEASE

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