

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



MID-HARBOR

FREEWAY INDUSTRIAL CENTER



FOR LEASE

6,379 SF

DOCK HIGH & GROUND LEVEL LOADING

20' CLEARANCE

ERIC REAVIS, SIOR

01216423

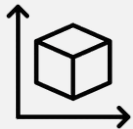
213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

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Property Highlights



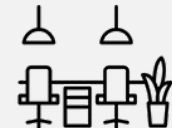
6,379 SF
AVAILABLE SF



FLEXIBLE LOADING OPTIONS
1 DH SPOT + RAMP FOR GL ACCESS
OR 2 DH SPOTS



20' CLEARANCE
CLEAR SPAN



800 SF
OF WELL-APPOINTED OFFICES



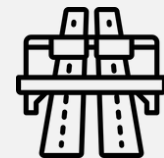
**CALCULATED
FIRE SPRINKLERS**



UNINCORPORATED LA COUNTY
LOGISTICS USES WELCOME



7-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	6,379 SF
LAND SIZE	POL
OFFICE SIZE	800 SF
DOCK HIGH POSITIONS	2 (W/ RAMP REMOVED) 1 (W/ RAMP LEFT IN PLACE)
GROUND LEVEL DOORS	1 (W/ RAMP LEFT IN PLACE)
FIRE SPRINKLERS	YES (CALCULATED)
CLEAR SPAN	YES
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/208V, 3PH
CONSTRUCTION	CONCRETE TILT-UP
PARKING	7
ZONING	M2 LC
AVAILABILITY	NOW
LEASE RATE	\$1.59 PSF, IG
CURRENT CAM	\$0.06 PSF



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03

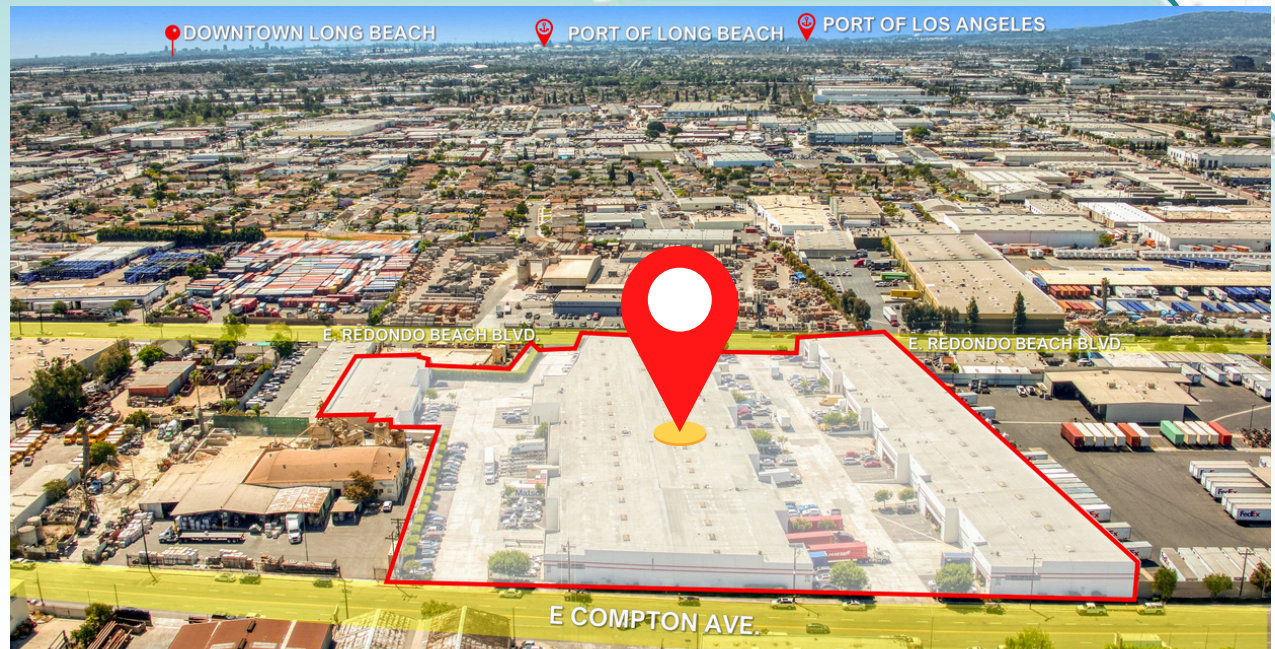
Location Highlights

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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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

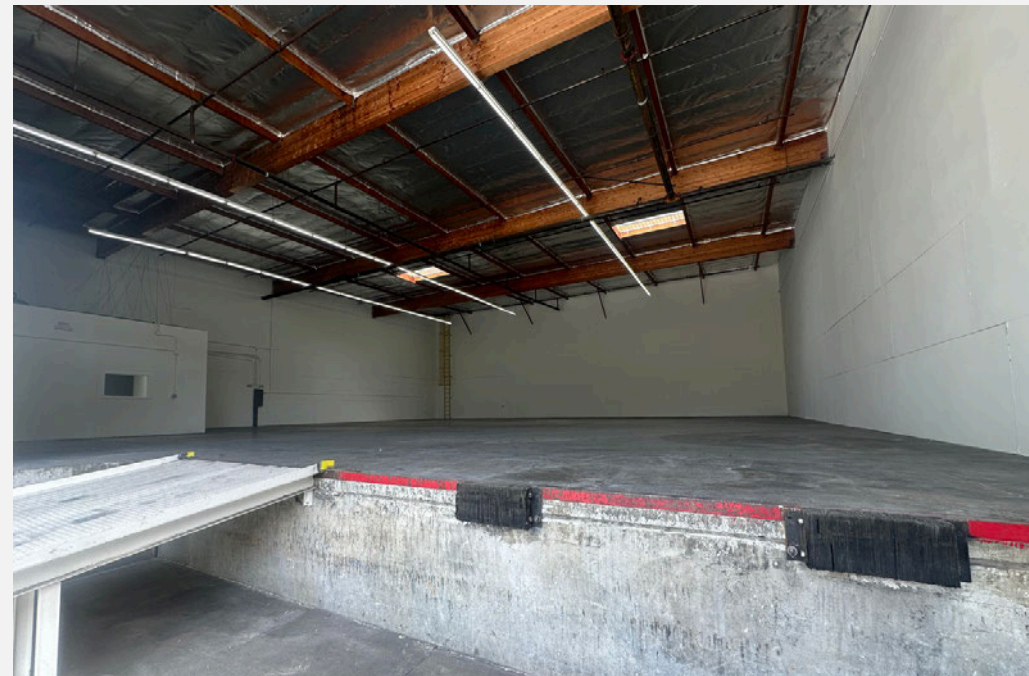


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Photos



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