



FOR LEASE

540 Patrice Place

GARDENA, CA 90248



18,250 SF Warehouse on 37,026 SF Land

BUILDING 18,250 SF

OFFICE 1,500 SF

BUILT 1979

CONSTRUCTION CTU free-standing

YARD private and fenced

POWER 400 Amps/ 120-208 V/
3 Phase

CLEAR HEIGHT 19'

ZONING LAM2

PARKING 24 spots

LOADING 2 DH & 1 GL

TOUR by appointment

AVAILABLE for immediate occupancy

IAN STEVENSON

310.906.3277

ian.stevenson@kidder.com

LIC N° 02045140

KIDDER.COM

\$1.00 PSF
GROSS

\$0.05 PSF
CAM

3-5 YEAR
TERM

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. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

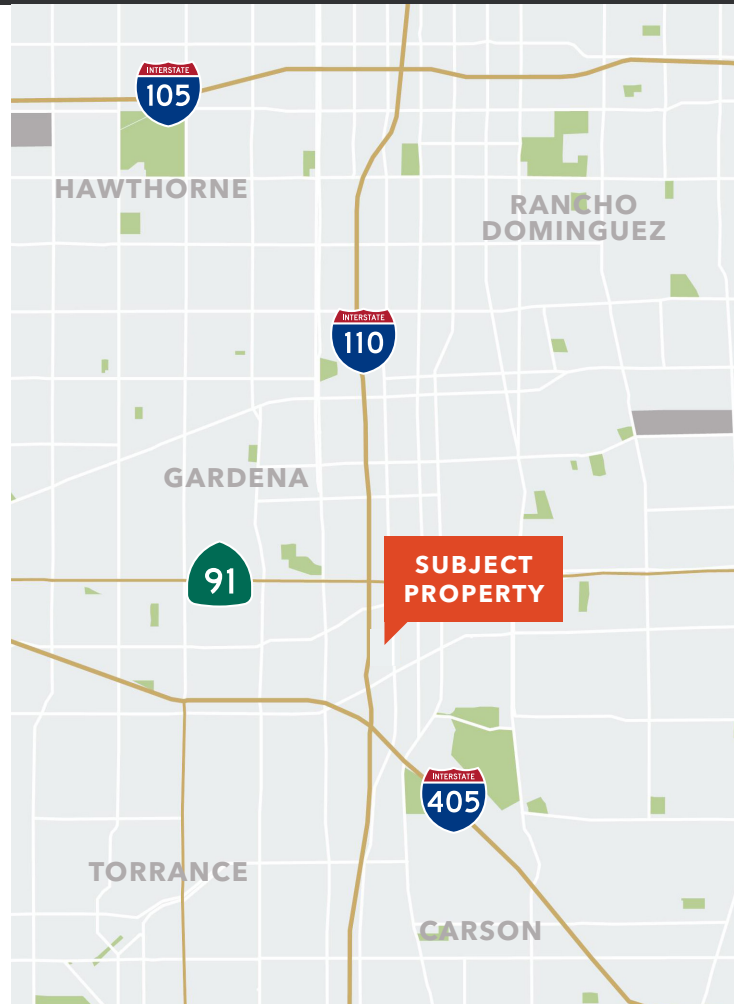
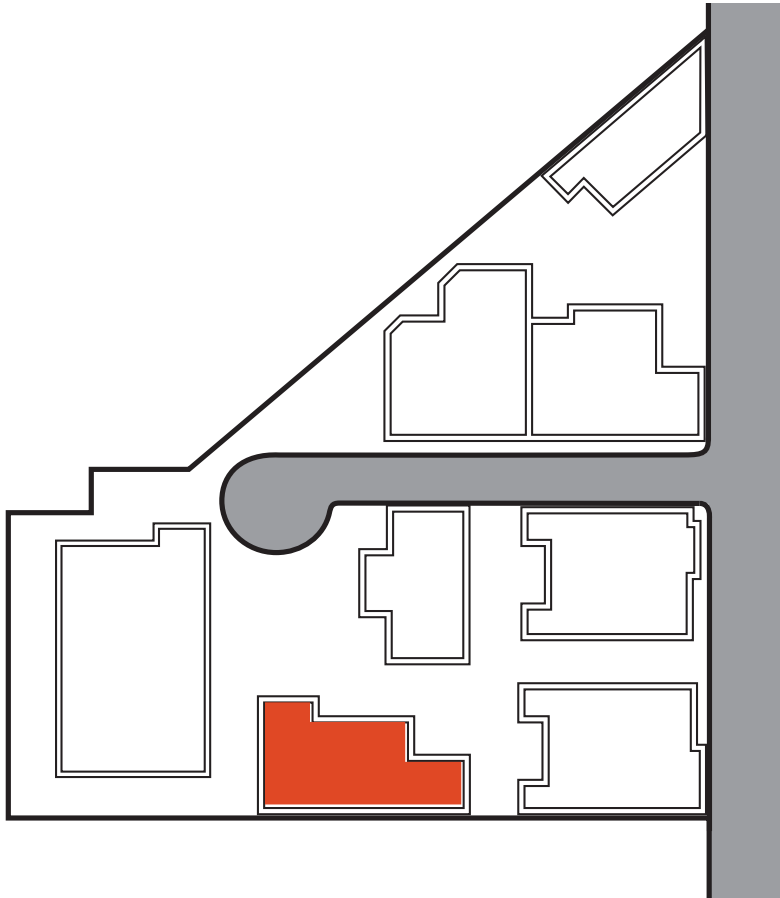
**Kidder
Mathews**

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Park Layout



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km Kidder Mathews