

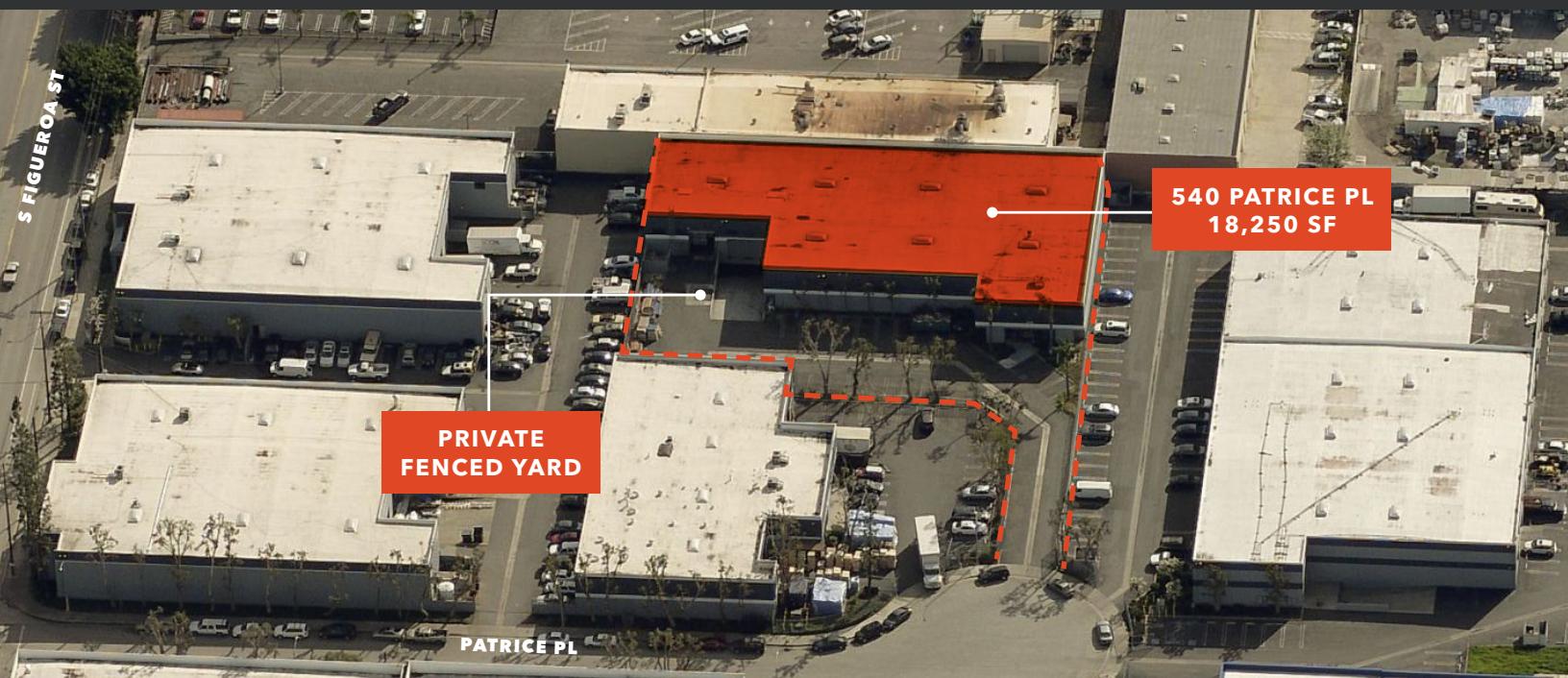


FOR LEASE

# 540 Patrice Place

GARDENA, CA 90248

S FIGUEROA ST



## 18,250 SF Warehouse on 37,026 SF Land

**BUILDING** 18,250 SF

**CLEAR HEIGHT** 19'

**OFFICE** 1,500 SF

**ZONING** LAM2

**BUILT** 1979

**PARKING** 24 spots

**CONSTRUCTION** CTU free-standing

**LOADING** 2 DH & 1 GL

**YARD** private and fenced

**TOUR** by appointment

**POWER** 400 Amps/ 120-208 V/  
3 Phase

**AVAILABLE** for immediate occupancy

**IAN STEVENSON**

310.906.3277

[ian.stevenson@kidder.com](mailto: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.

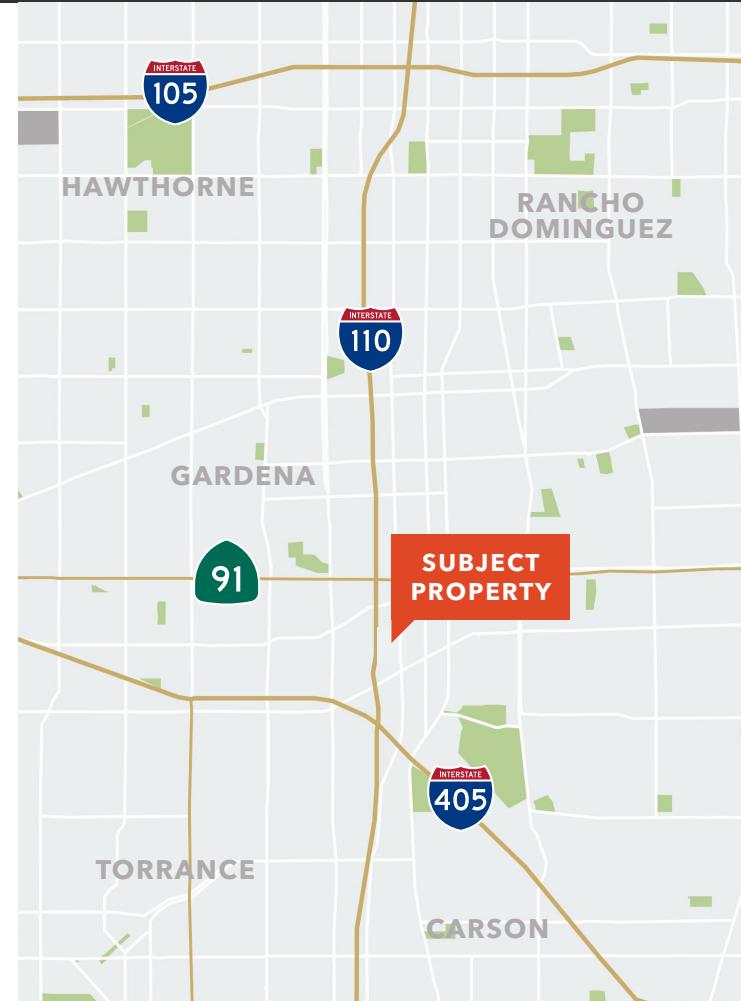
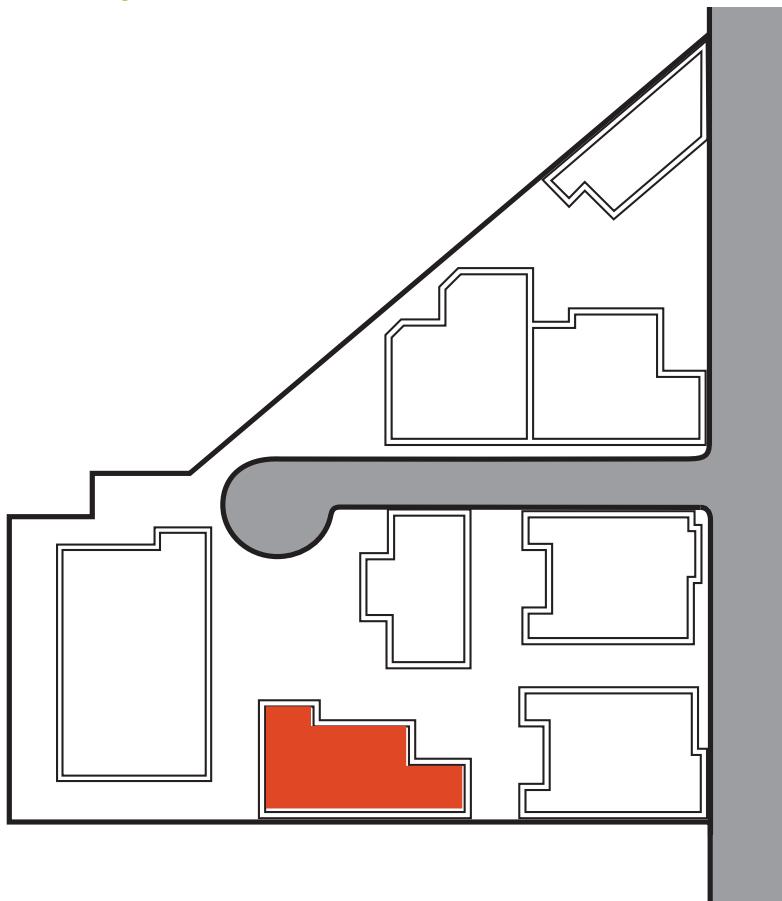
**Kidder  
Mathews**

**FOR LEASE**

# 540 Patrice Place

GARDENA, CA 90248

## Park Layout



**IAN STEVENSON**

310.906.3277

[ian.stevenson@kidder.com](mailto:ian.stevenson@kidder.com)

LIC N° 02045140

**KIDDER.COM**

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.

**km** Kidder Mathews