

Available SF 6,598 SF

Industrial Condo For Lease

Building Size 49,673 SF



Property Name: Avalon Business Park
Address: 709 E Gardena Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Gardena Blvd

±6,598 SF Unit
±1,000 SF Bright, Sunny Office Area
Truck High and Ground Level Loading
18' Clearance - Fire Sprinklers
Easy Access to 91, 110, and 405 Freeways

Lease Rate/Mo:	\$9,237	Sprinklered:	Yes	Office SF / #:	1,000 SF / 3
Lease Rate/SF:	\$1.40	Clear Height:	18'	Restrooms:	2
Lease Type:	Gross / Op. Ex: \$0.05	GL Doors/Dim:	1 / 10' X 10'	Office HVAC:	Heat & AC
Available SF:	6,598 SF	DH Doors/Dim:	1 / 12' X 14'	Finished Ofc Mezz:	650 SF
Minimum SF:	6,598 SF	A: 200 V: 120/208 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 6	/ Ratio: 0.9:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Light Industrial	Market/Submarket:	Gardena/North Compton
Zoning:	ML-D			APN#:	6140-001-036

Listing Company: Daum Commercial
Agents: [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)

Listing #: 38271757

Listing Date: 06/20/2023

FTCF: AP500Y125S250/OAA

Notes: CAM Fee = \$0.05 PSF. Gardena/North Carson area. Lessee to verify power and all above date. Additional Parking Available. Bonus commission: 5% to procuring broker for initial lease term not to exceed five years.