

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 90248
Cross Streets: S Avalon Blvd/E Gardena Blvd

6,598 SF Building
 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: \$6,928
Lease Rate/SF: \$1.05
Lease Type: Gross / Op. Ex: \$0.05
Available SF: 6,598 SF
Minimum SF: 6,598 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$7,388 / 2019
Yard: No
Zoning: ML

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 10 x 10
DH Doors/Dim: 1 / 12 x 14
A: 200 V: 120/208 O: 3 W: 0
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: 6 / Ratio: 0.9:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 1,000 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 650 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6140-001-036

Listing Company: Daum Commercial
Agents: [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)
Listing #: 25028036

Listing Date: 08/12/2020

FTCF: CB250Y125S250/OAA

Notes: Industrial condo. CAM Fee = \$0.05 per square foot. Lessee to verify power and all above data.