

WAREHOUSE DISTRIBUTION ALLOWED



1530

**W. EL SEGUNDO BLVD.
GARDENA | CA 90249**

FOR LEASE
42,436 SF | INDUSTRIAL
MAJOR STREET FRONTAGE

FOR MORE INFORMATION, CONTACT:

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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AVAILABLE SF

42,436 SF

YARD

Fenced & Secured

BONUS MEZZANINE

3,200 SF

DOCK HIGH

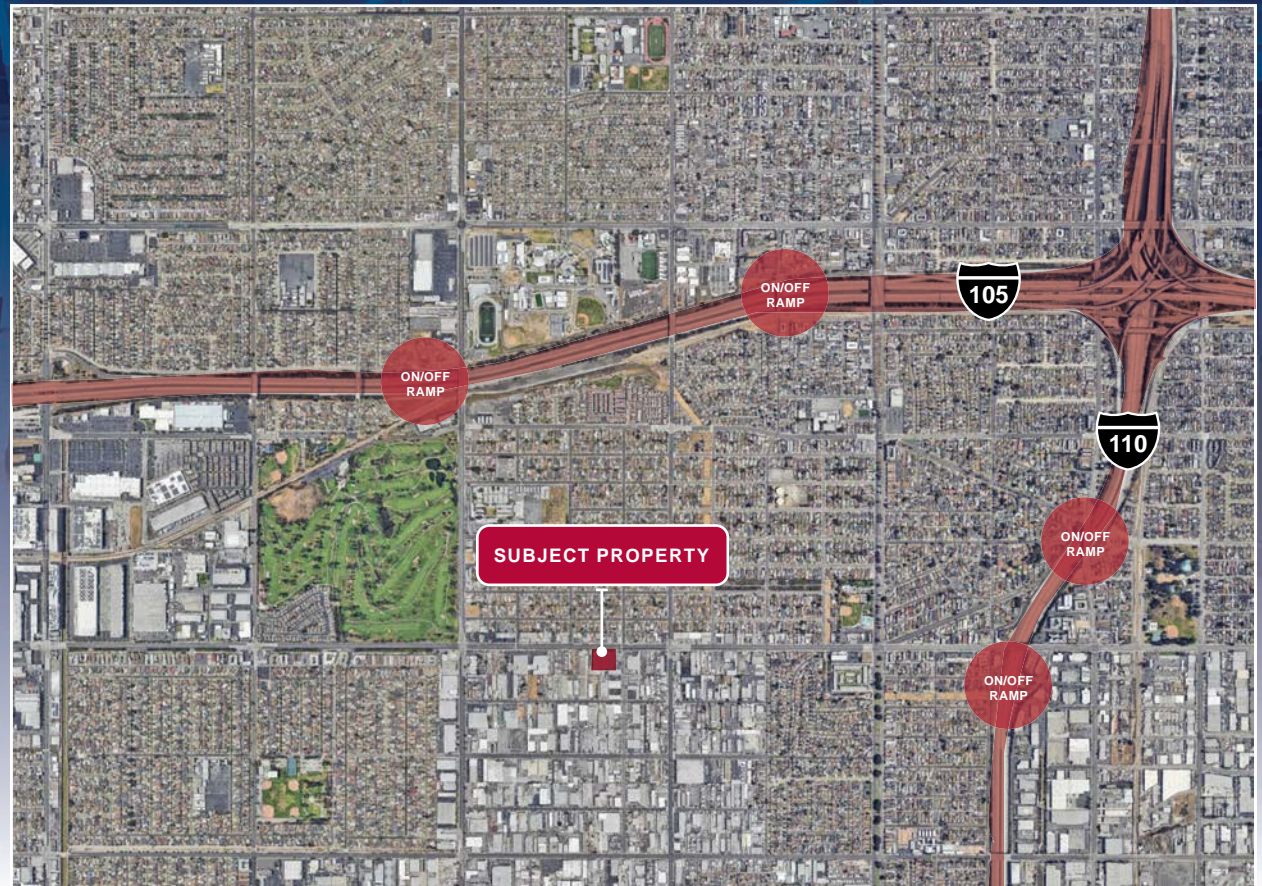
5 Dock High Doors
(Interior Wells)

POWER

600 Amps
(277- 480 V, 3 Phase)

PROPERTY SPECIFICATIONS

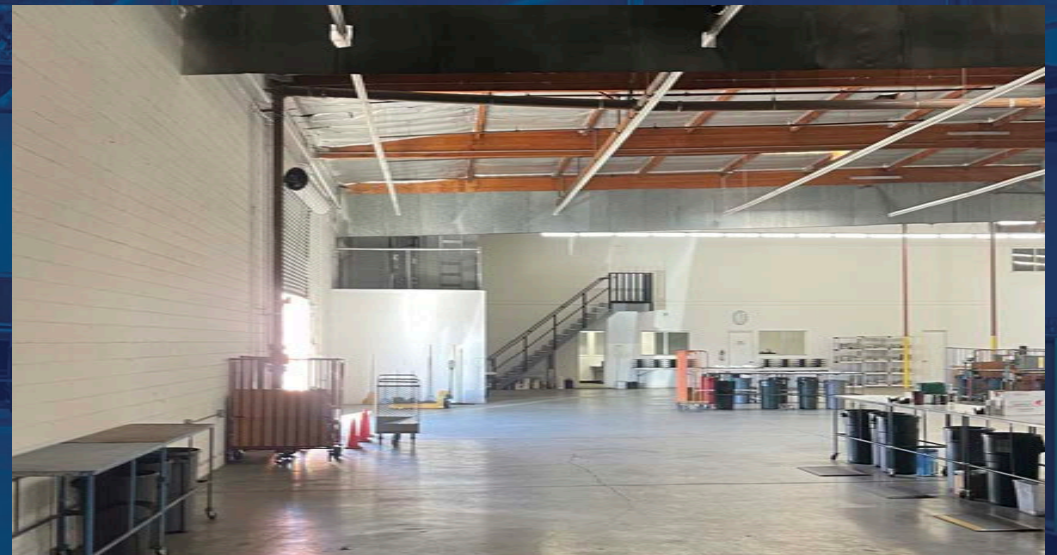
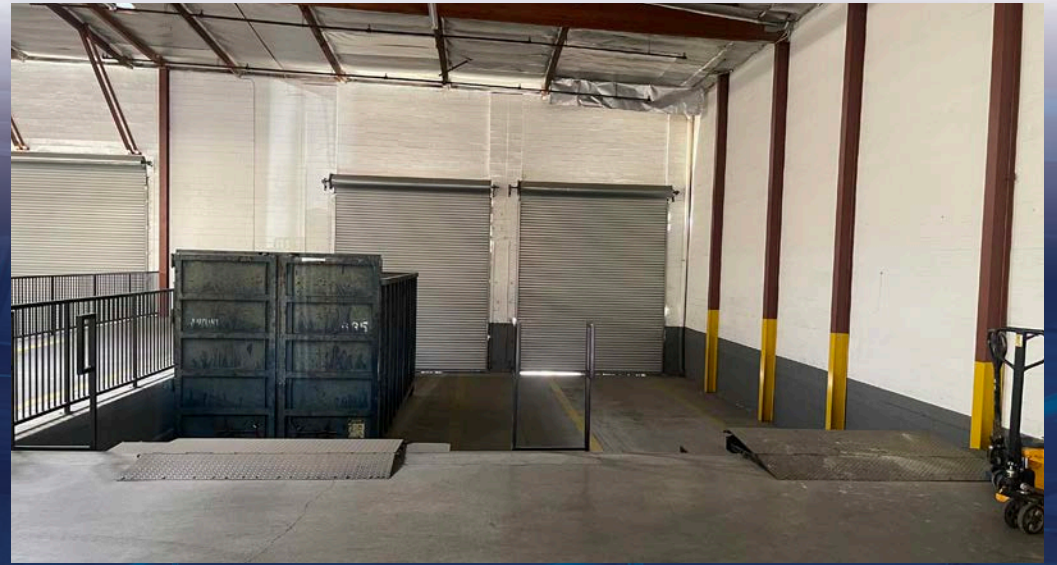
- Good Warehouse or Mnfg. building.
- Approx 6,500 sq.ft. offices
- Bonus 3,200 sq.ft. mezz.
- 5 Dock Hi doors (interior wells)
- 1 Ground Loading door
- Fenced and Secure yard (automatic gate)
- 84 car parking – 76,840 lot
- 600 Amps 277- 480 v, 3 phase
- Sprinklers
- Earthquake Retrofit
- Near 110 & 105 fwys
- 9.2 miles to LAX
- 15.4 Miles to Long Beach Airport



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SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report

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