

Available SF 11,416 SF

Industrial For Lease

Building Size 11,416 SF



Address: 17203 S Broadway St, Gardena, CA 90248

Cross Streets: Broadway St/Walnut St

Free Standing Building
 750 SF Office Space
 5 Grade Level Doors
 16' Clear Height
 S Broadway Frontage
 Immediate Access to (91) and (110) Freeways

Lease Rate/Mo: \$11,416
Lease Rate/SF: \$1.00
Lease Type: Gross
Available SF: 11,416 SF
Minimum SF: 11,416 SF
Prop Lot Size: 0.51 Ac / 22,190 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$34,370 / 2023
Yard: No
Zoning: ML

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 300 V: 240 O: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1970
Whse HVAC:
Parking Spaces: 18 / **Ratio:** 1.6:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 750 SF
Restrooms: 6
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6126008012

Listing Company: Daum Commercial
Agents: [Brian Jorge 310-538-6702](#), [Jeffrey Jorge 310-538-6703](#), [Dustin Hullinger 949-341-4514](#)

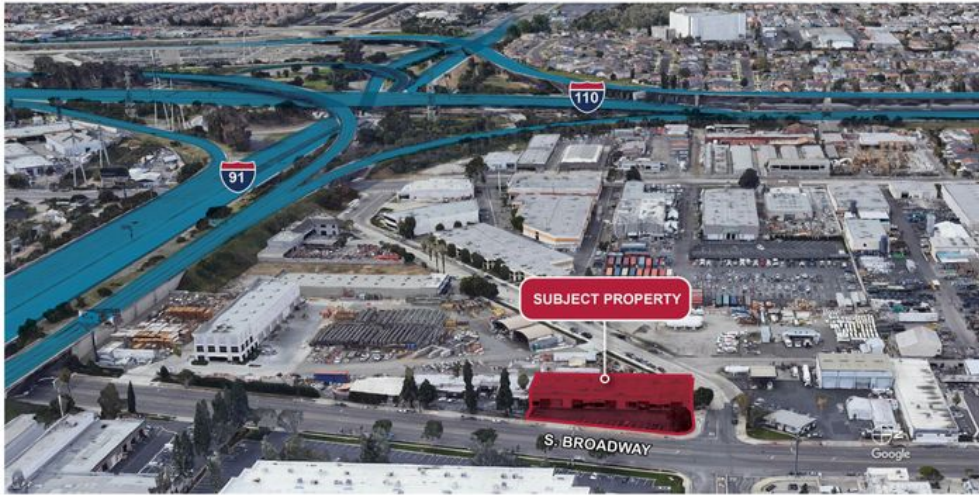
Listing #: 39914648 **Listing Date:** 03/12/2024 **FTCF:** CB000N000S000

Notes: 1st Year Rate of \$1.00 on a 3-5 year lease. 2nd year rate of \$1.25. Please have electrician verify power. There are three (3) separate 100 Amp power panels. Call broker for commission information. Tenant to verify all data.



17203 S. BROADWAY
GARDENA | CA

FOR LEASE
INDUSTRIAL PROPERTY



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