

19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Daum Commercial

Available SF 11,416 SF

Building Size 11,416 SF



Industrial For Lease

Address: Cross Streets:

17203 S Broadway St, Gardena, CA 90248

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	Sprinklered:	No	Office SF / #:	750 SF
Lease Rate/SF:	\$1.00	Clear Height:	16'	Restrooms:	6
Lease Type:	Gross	GL Doors/Dim:	5	Office HVAC:	
Available SF:	11,416 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	11,416 SF	A: 300 V: 240 0: W:		Include In Available:	No
Prop Lot Size:	0.51 Ac / 22,190 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
Sale Price:	NFS			Possession:	30 Days
Sale Price/SF:	NFS	Whse HVAC:		Vacant:	No
Taxes:	\$34,370 / 2023	Parking Spaces: 18	/ Ratio: 1.6:1/	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	Carson/Compton
Zoning:	ML	Specific Use:	Warehouse/Office	APN#:	6126008012
Listing Company:	Daum Commercial				
Agents:	<u>Brian Jorge 310-538-6702, Jeffrey Jorge 310-538-6703, Dustin Hullinger 949-341-4514</u>				
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				

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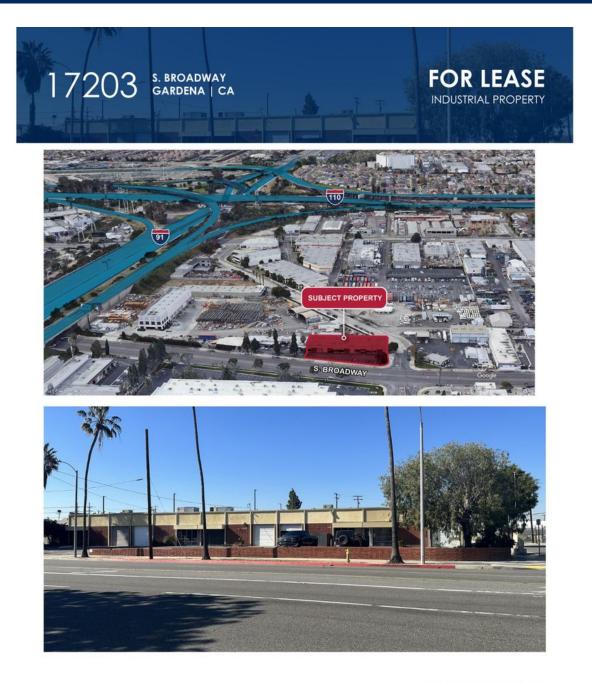
1/22/2025

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