

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: \$14,955	Sprinklered: No	Office SF / #: 750 SF
Lease Rate/SF: \$1.31	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 O: 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	Whse HVAC:	Possession: 07/01/2024
Sale Price/SF: NFS	Parking Spaces: 18 / Ratio: 1.6:1/	Vacant: No
Taxes: \$34,370 / 2023	Rail Service: No	To Show: Call broker
Yard: No	Specific Use: Warehouse/Office	Market/Submarket: Carson/Compton
Zoning: ML		APN#: 6126008012

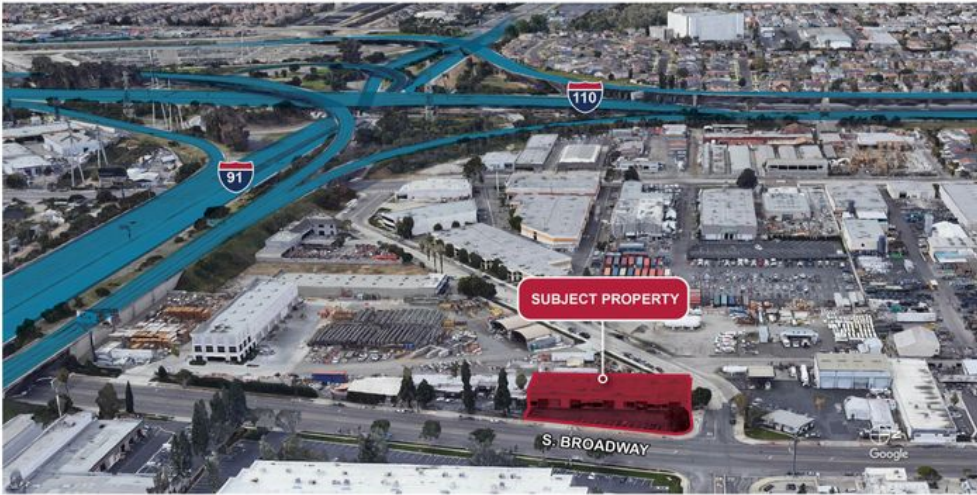
Listing Company: Daum Commercial
Agents: [Brian Jorge 310-538-6702](#), [Jeffrey Jorge 310-538-6703](#), [Dustin Hullinger 949-341-4514](#)

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

Notes: 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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