

## 1025 W 190th St Gardena, CA 90248 | 310-538-6700

Available SF 50,000 SF

Daum Commercial

**Industrial For Lease** 

Building Size 100,016 SF



Property Name: Address: Cross Streets:

## Prologis South Bay Industrial Center 350 W Manville St, Compton, CA 90220 S Wilmington Ave/Alameda St

Corporate Image Facility 8 Dock High & 1 Ground Level Loading Positions 1,000 Amps of Power - 24' Clearance - T5 Lighting Large Fenced & Secured Yard - .45/3,000 Sprinkler System Direct Access to 91 & 710 Freeways

Lease Rate/Mo:	\$46,000	Sprinklered:	Yes	Office SF / #:	1,600 SF / 2
Lease Rate/SF:	\$0.92	Clear Height:	24'	Restrooms:	4
Lease Type:	Net / Op. Ex: \$0.28	GL Doors/Dim:	1 / (Ramp)	Office HVAC:	Heat & AC
Available SF:	50,000 SF	DH Doors/Dim:	8	Finished Ofc Mezz:	0 SF
Minimum SF:	50,000 SF	A: 1000 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	<b>Construction Type:</b>	Tiltwall	Unfinished Mezz:	0 SF
Term:	5 Years or Submit	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS			Possession:	02/01/2020
Sale Price/SF:	NFS	Whse HVAC:		Vacant:	No
Taxes:	\$105,576 / 2019	Parking Spaces: 51	/ Ratio: 1.0:1	To Show:	Call broker
Yard:	Fenced / Paved	Rail Service:	Yes	Market/Submarket:	Carson/Compton
Zoning:	MH	Specific Use:	Warehouse/Distribution	APN#:	7318-002-061
Listing Company:	Daum Commercial				
Agents:	Brad Levin 310-538-6728				
Listing #:	23826873	Listing Date:	10/11/2019	FTCF: CB250Y125S000/A0AA	
Notes:	Occupied. Tenant to verify all information. Call broker for details. OPEX: \$0.287 (Prologis Clear Lease).				

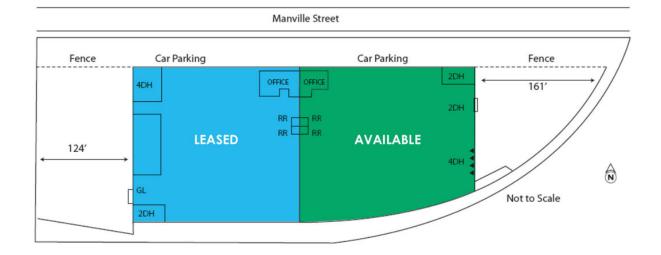


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