

Available SF 2,500 SF

Industrial For Lease

Building Size 21,575 SF



Address: 415 E Alondra Blvd, Unit 8, Gardena, CA 90248

Cross Streets: E Alondra Blvd/S Avalon Blvd

400 Amps, 277/480 Volt
 Fenced Secure Yard
 Near 91, 110, 405 Freeways
 No Gross Receipts Tax

Lease Rate/Mo: \$4,000
Lease Rate/SF: \$1.60
Lease Type: Gross / Op. Ex: \$0.12
Available SF: 2,500 SF
Minimum SF: 2,500 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M-1-IP

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 400 V: 277/280 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1981
Whse HVAC:
Parking Spaces: 3 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 200 SF
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6125008003

Listing Company: Daum Commercial
Agents: [Brad Levin 310-538-6728](mailto:brad.levin@daumcommercial.com)
Listing #: 41472498
Notes: Call broker for commission information. Please call agent to show. CAM Fees: \$0.12. Paved Yard. Extra Parking Possible.

Listing Date: 11/19/2024 **FTCF:** CB000N000S000

