

Available SF 5,000 SF Industrial For Lease Building Size 21,575 SF



Address: 415 E Alondra Blvd, Unit 7 & 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:	\$8,000	Sprinklered:	No	Office SF / #:	400 SF
Lease Rate/SF:	\$1.60	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross / Op. Ex: \$0.12	GL Doors/Dim:	2 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	5,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,000 SF	A: 400 V: 277/280 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1956R24	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 6 / Ratio: 1.2:1/		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M-1-IP	Listing Date:	11/19/2024	APN#:	6125008003
Listing #:	41472488				