

Available SF 12,690 SF

Industrial For Lease

Building Size 12,690 SF



**Address:** 363 E Alondra Blvd, Gardena, CA 90248

**Cross Streets:** Main/E Alondra Blvd

12,690 SF Free Standing Building  
 Large Rear Yard  
 Unincorporated LA County Location  
 Layout Perfect for Company Needing 8,000 SF Now  
 And Sublease 5,000 SF to Expand Into Later

**Lease Rate/Mo:** \$13,959  
**Lease Rate/SF:** \$1.10  
**Lease Type:** Gross  
**Available SF:** 12,690 SF  
**Minimum SF:** 12,690 SF  
**Prop Lot Size:** 0.65 Ac / 28,314 SF  
**Term:** Submit  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$9,270 / 2024  
**Yard:** Yes  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 3 / (16x12; 16x11; 12x11)  
**DH Doors/Dim:** 0  
**A: 400 V: 120/240 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1978  
**Whse HVAC:** No  
**Parking Spaces:** 24 / **Ratio:** 1.9:1  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 1,200 SF / 4  
**Restrooms:** 2  
**Office HVAC:**  
**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#:** 6125008006

**Listing Company:** Daum Commercial  
**Agents:** [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)  
**Listing #:** 41647007  
**Notes:** Alarm. Lessee to verify power, zoning, permitted uses, and all above information. Parking estimated, Unincorporated LA County Location.

**Listing Date:** 12/20/2024 **FTCF:** AP250Y150S300/A0AA