

 Daum Commercial
 19191 South Vermont Avenue, Suite 850 Torrance, CA 905021 310-538-6700

 Available SF
 12,690 SF
 Industrial For Lease
 Building Size
 12,690 SF

Address: Cross Streets:

## 363 E Alondra Blvd, Gardena, CA 90248

## 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	Sprinklered:	No	Office SF / #:	1,200 SF / 4
Lease Rate/SF:	\$1.10	Clear Height:	12'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	3 / (16x12; 16x11; 12x11)	Office HVAC:	
Available SF:	12,690 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	12,690 SF	A: 400 V: 120/240 0: 3 V	<b>/:</b> 4	Include In Available:	No
Prop Lot Size:	0.65 Ac / 28,314 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1978	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:	\$9,270 / 2024	Parking Spaces: 24	/ Ratio: 1.9:1	To Show:	Call broker
Yard:	Yes	Rail Service:	No	Market/Submarket:	Carson/Compton
Zoning:	M1	Specific Use:	Manufacturing	APN#:	6125008006
Listing Company:	Daum Commercial				
Agents:	Joe Smith <u>310-538-6724</u>				
Listing #:	41647007	Listing Date:	12/20/2024	FTCF: AP250Y150S300/AOAA	
Notes:	Alarm. Lessee to verify power, zoning, permitted uses, and all above information. Parking estimated, Unincorporated LA County Location.				



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