

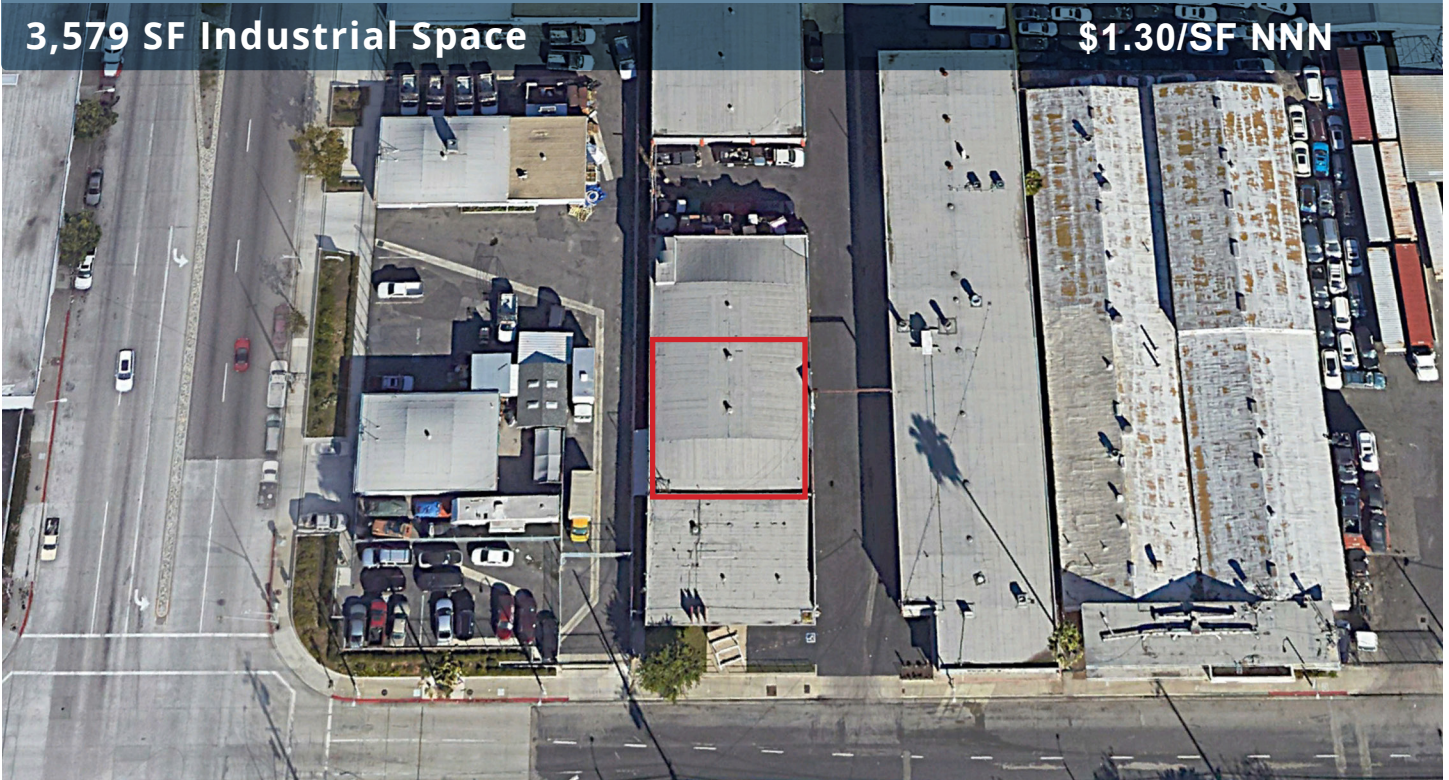


FOR LEASE

115 E. Gardena Blvd, 1B, Carson, CA 90248

3,579 SF Industrial Space

\$1.30/SF NNN



FEATURES

Available Square Footage	3,579
Land Square Footage	26,731
Parking	3 spaces
Loading	1 GL Doors
Minimum Ceiling Clearance	12-16'
Sprinkler System	No
Year Built	1955
Construction	Reinforced Concrete/Trussed Roof
Zoning	MH

HIGHLIGHTS

- Automotive Uses Approved
- Well Maintained Multi-Tenant Business Park
- Gated 3 Vehicle Lifts Included with Lease
- OPEX: \$0.38/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	14.7
Long Beach Airport	12.8
Los Angeles & Long Beach Ports (both)	14.0
Intermodal Container Transfer Facility	9.5

IMMEDIATE ACCESS TO

110, 405, and 91 Freeways



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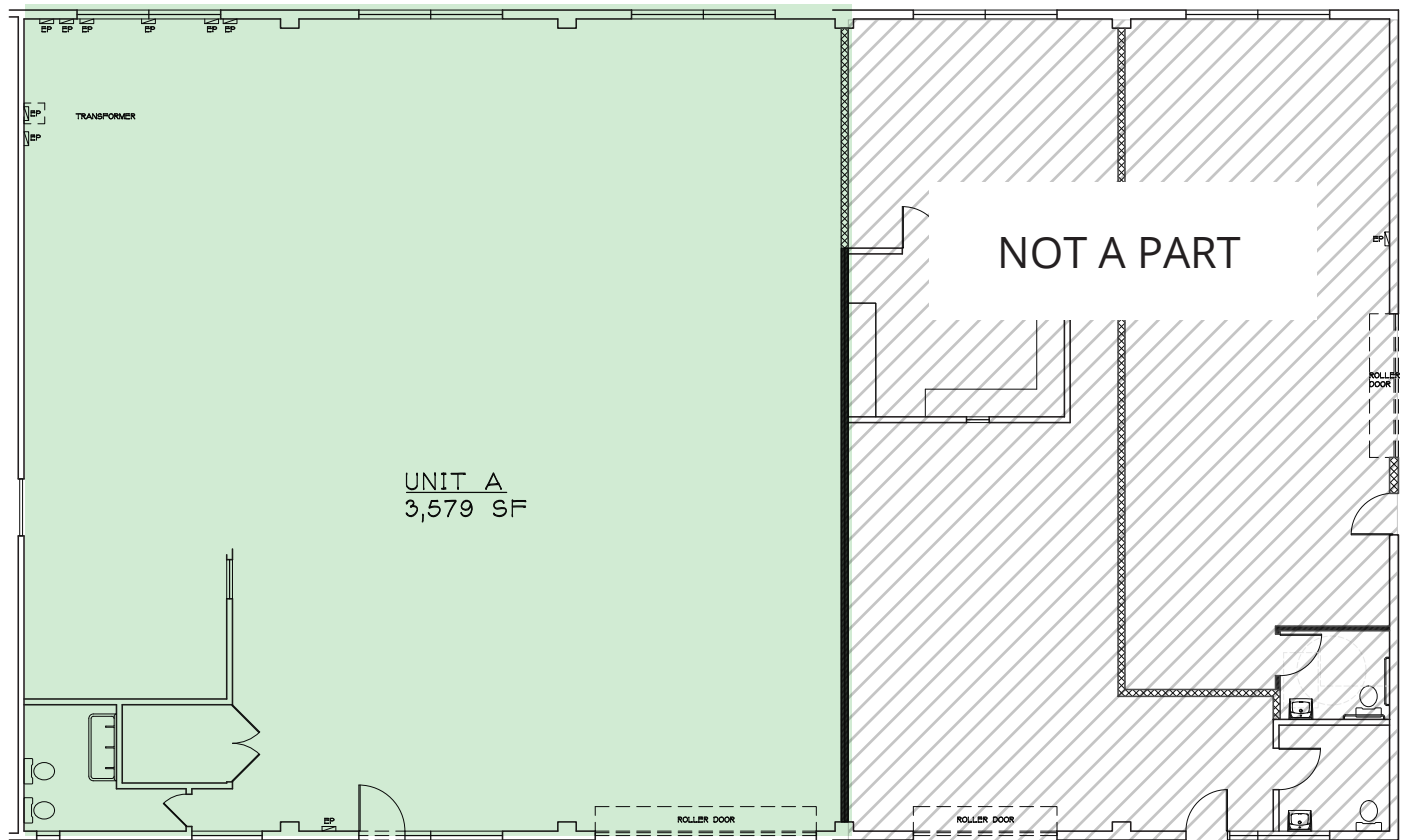


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Site Plan

3,579 SF Industrial Space



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