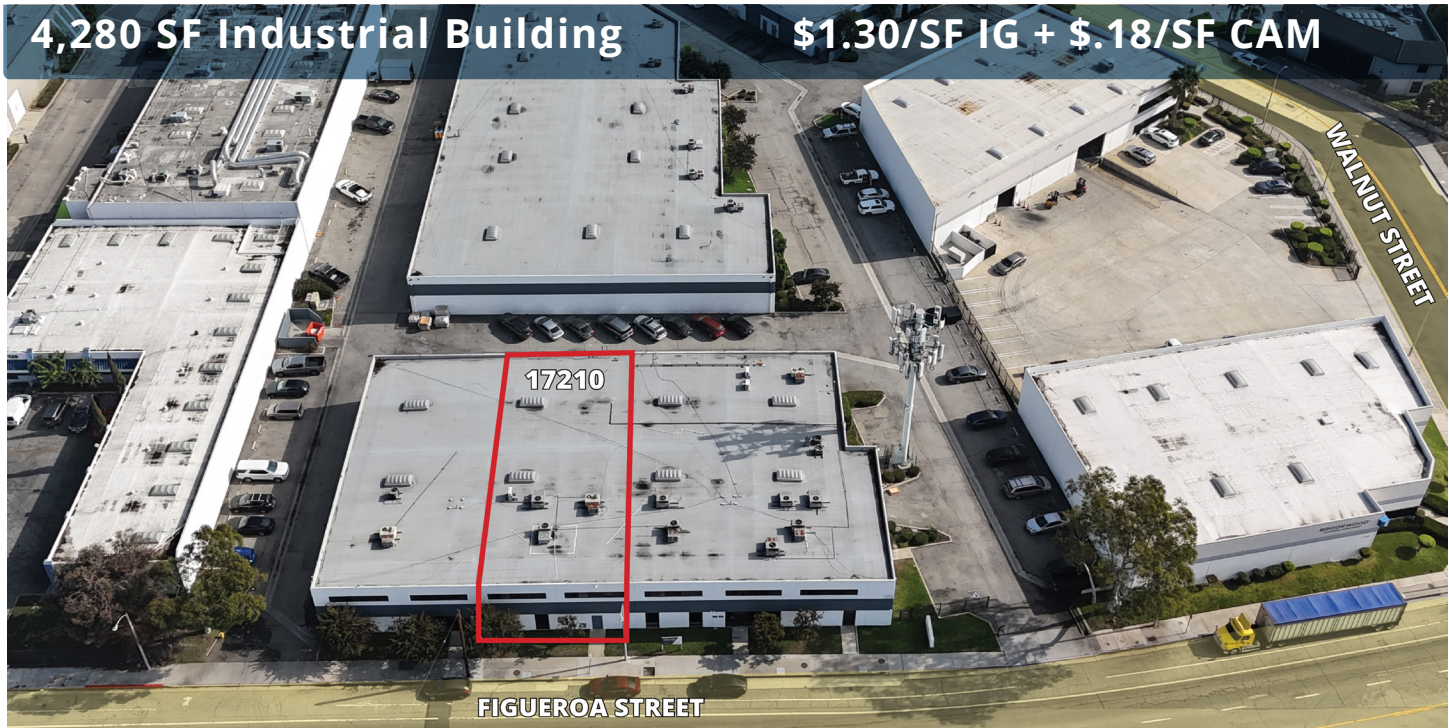




FOR LEASE

Figueroa Business Center

17210 S. Figueroa Street, Gardena, CA 90248



FEATURES

Land Square Footage	Part of Larger
Available Square Footage	4,280
Warehouse Square Footage	2,880
Office Square Footage	1,400
Parking	10
Loading	1 (12' x 14') Ground Level Door 2 Shared Dock High Positions
Minimum Ceiling Clearance	22'
Power	225A, 120/208V, 3P, 4W
Sprinkler System	Yes
Year Built	1981
Construction	Tilt-Up
Zoning	CAMHD

HIGHLIGHTS

- Prestigious Industrial Park
- CAM Fee \$0.18/SF per month
- Clear Span Warehouse
- LED Lighting in Warehouse
- One Month Free Rent on Deals 3 Years or More

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	7.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.5
Intermodal Container Transfer Facility	5.5

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com



ALEX GUANCHE

Cal DRE Lic# 02010509

310.436.6489

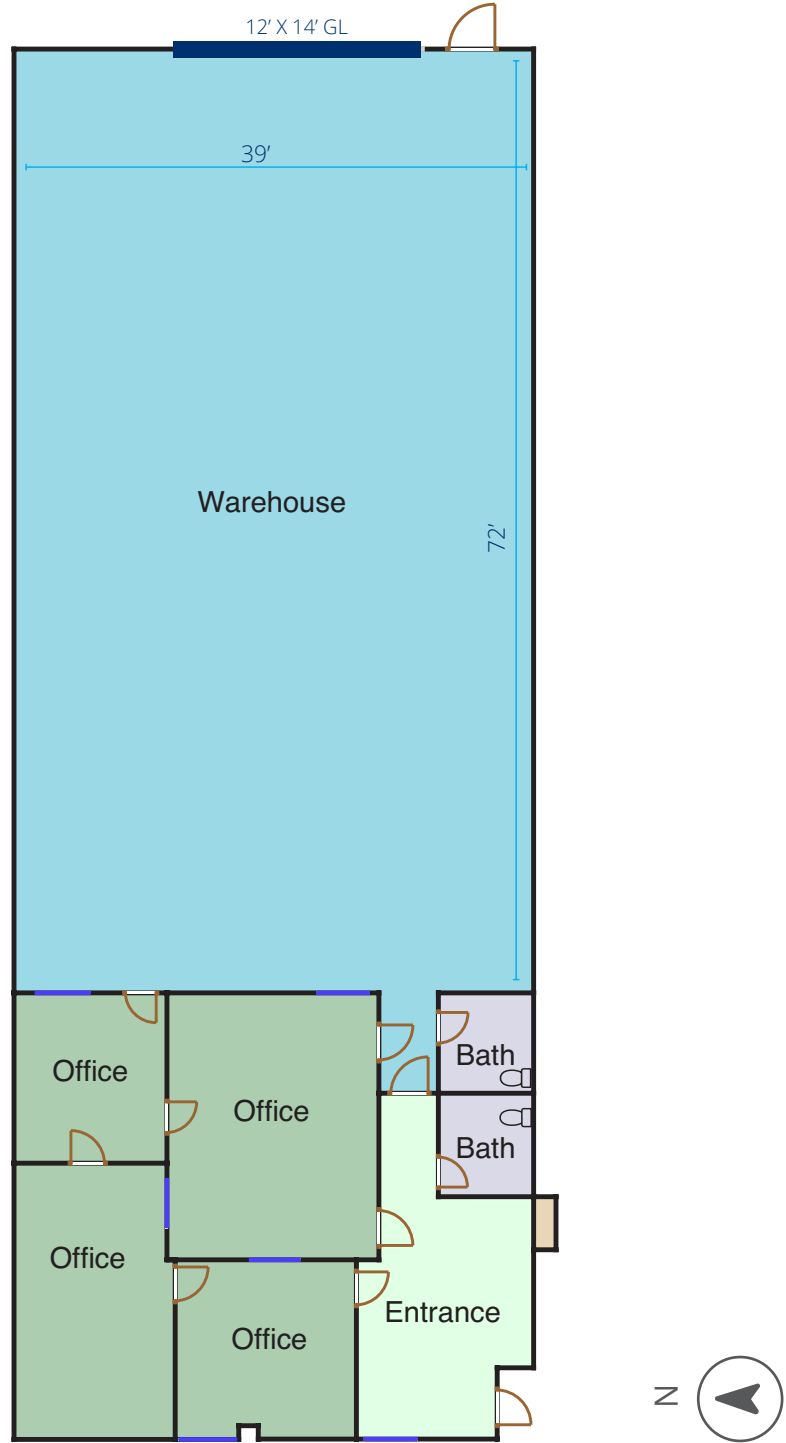
aguanche@lareminc.com

310.719.1585 // www.lareminc.com
 165 Savarona Way, Carson, California 90746
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



Figueroa Business Center
17210 S. Figueroa Street, Gardena, CA 90248

Site Plan



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

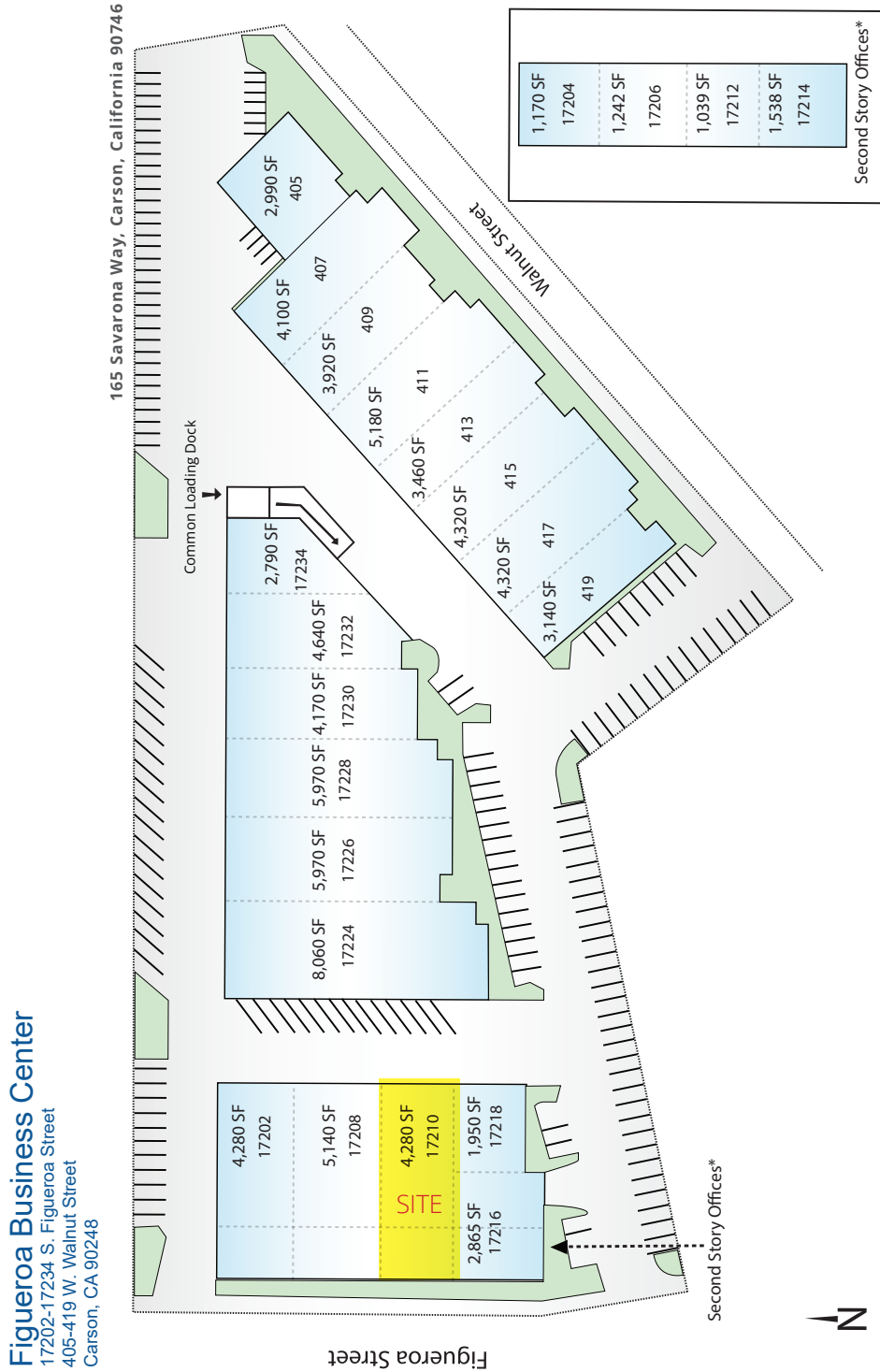
310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



Figueroa Business Center

17210 S. Figueroa Street, Gardena, CA 90248

Floor Plan



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
 165 Savarona Way, Carson, California 90746
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993