



FOR LEASE

123 Gardena Blvd, Unit A, Carson, CA 90248

7,395 SF Industrial Space

\$1.30/SF NNN



FEATURES

Available Square Footage	7,395
Land Square Footage	POL
Parking	7 Parking Spaces
Loading	(1) Grade Level Door 10' x 12'
Minimum Ceiling Clearance	18'
Sprinkler System	None
Power	100A, 120-208V, 3P, 4W
Year Built	1955
Construction	CTU
Zoning	MH

HIGHLIGHTS

- Well Maintained Multi-Tenant Business Park
- Automotive Uses Allowed
- Premier Unit with 50' of Frontage on Gardena Blvd.
- OPEX: \$0.38/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	20.6
Long Beach Airport	2.3
Los Angeles & Long Beach Ports (both)	12.0
Intermodal Container Transfer Facility	3.5

IMMEDIATE ACCESS TO

110 and 91 Freeways



COLIN LANCASTER

Cal DRE Lic# 02197733

📞 310.436.6488

✉️ clancaster@lareminc.com



MATT GINOCCHIO

Cal DRE Lic# 01777208

📞 310.436.6483

✉️ mginocchio@lareminc.com

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

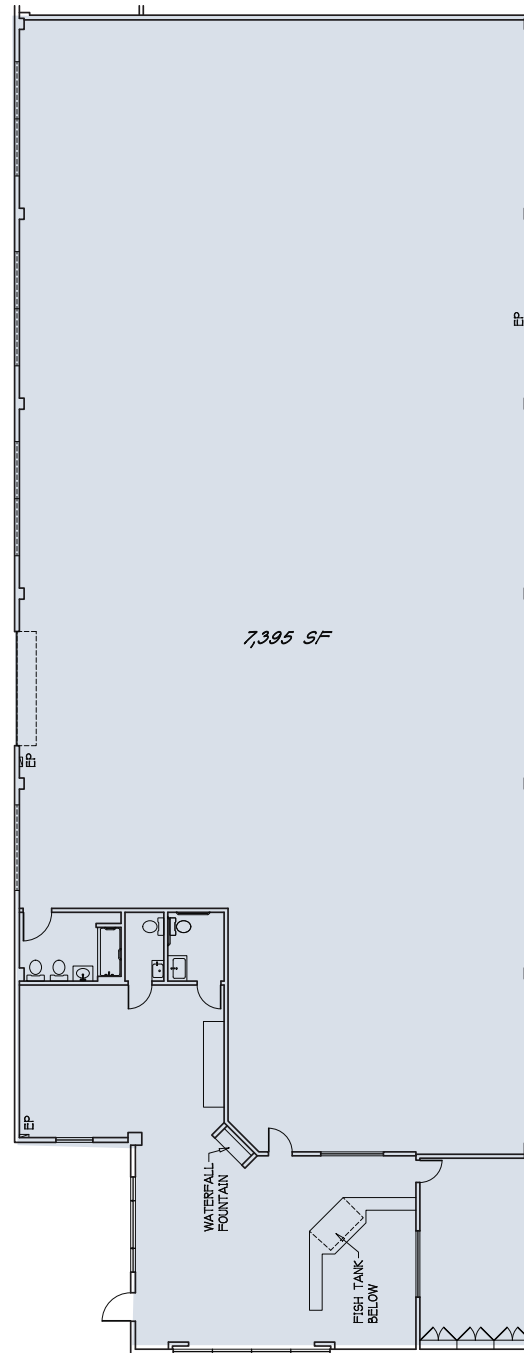


FOR LEASE

123 Gardena Blvd, Unit A, Carson, CA 90248

7,395 SF Industrial Space

Site Plan



N

UNIT 123A

E Gardena Blvd.

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