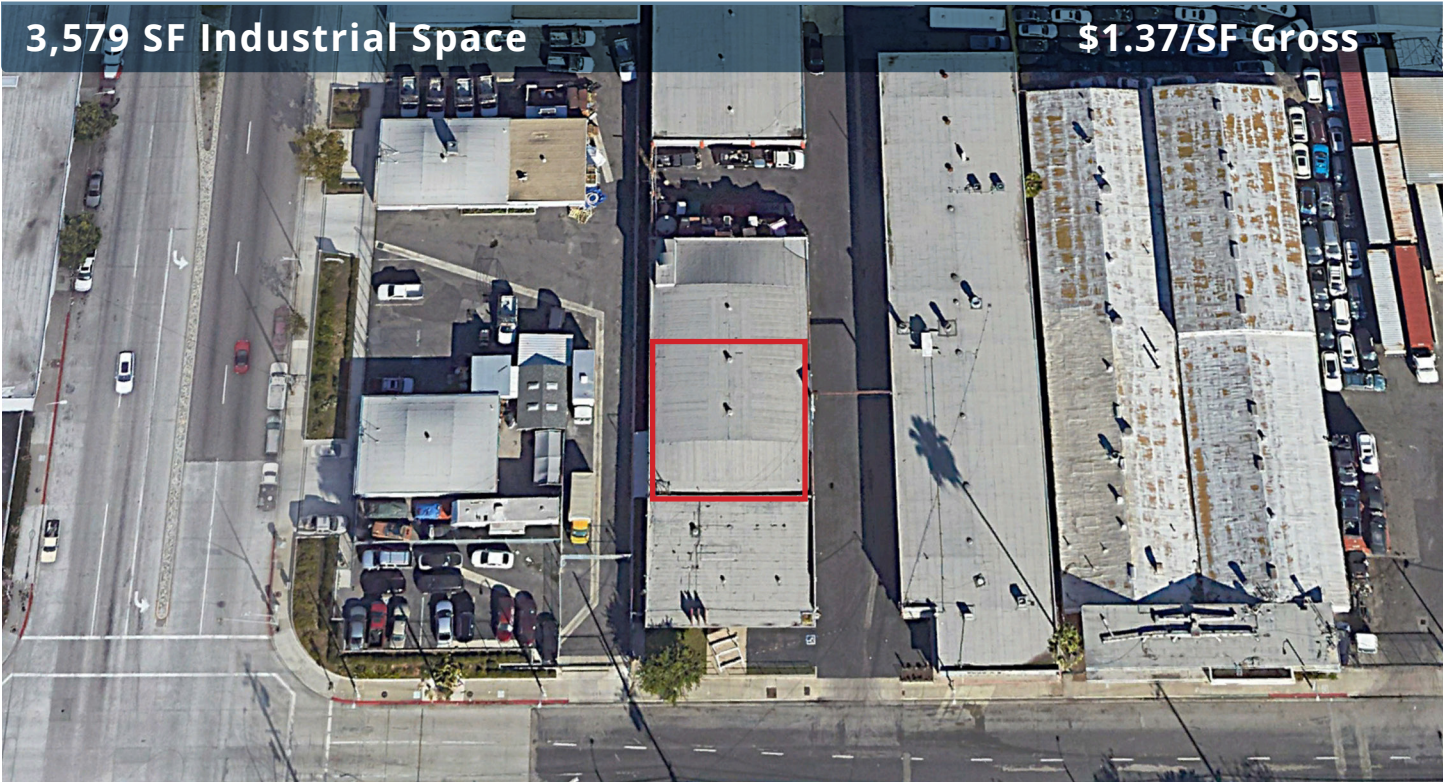




FOR LEASE

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



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
- Introductory Rate: \$1.37/SF for the first 3 months then the original rate thereafter.

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	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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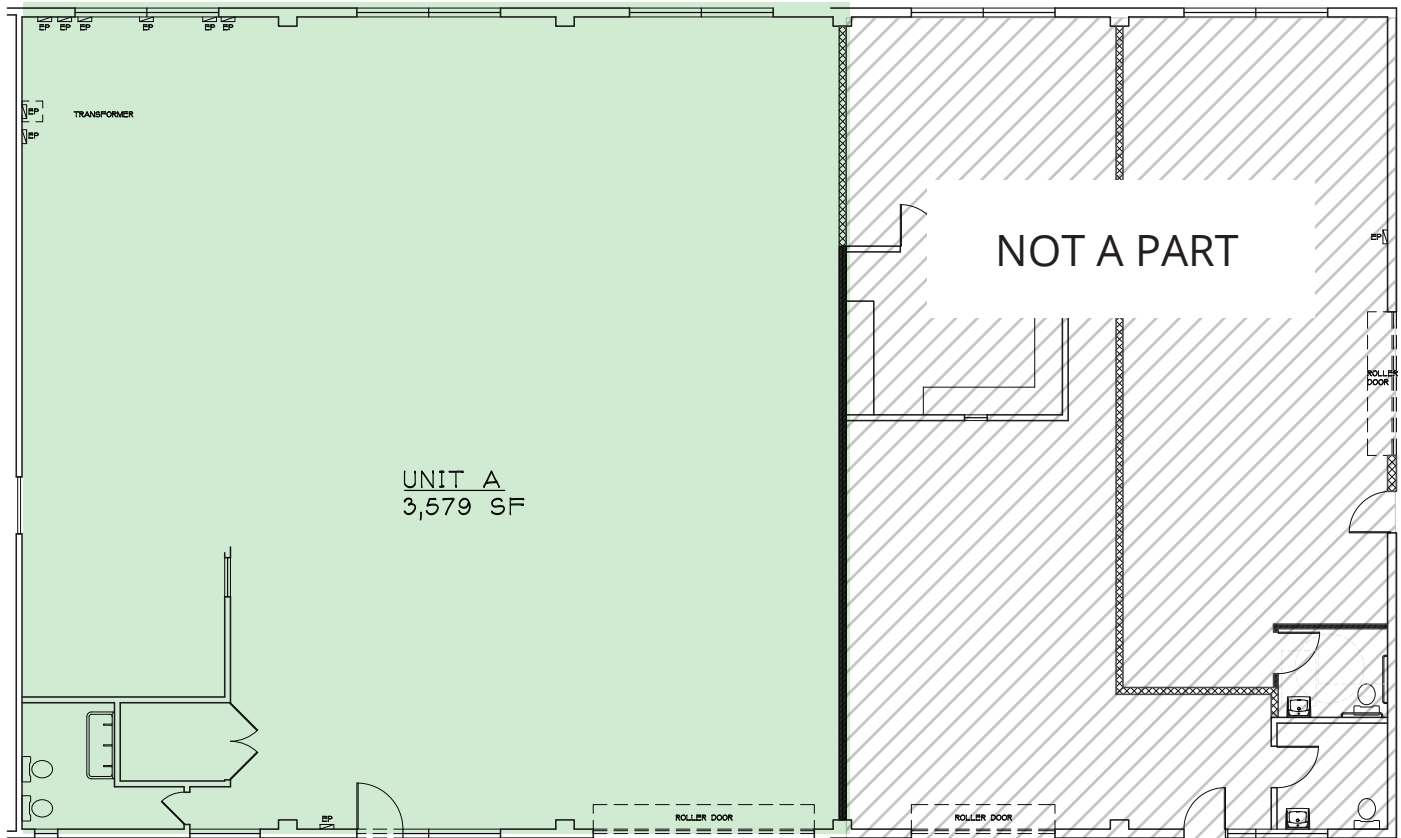


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Site Plan

3,579 SF Industrial Space



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