



FOR LEASE

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

2,182 SF Industrial Space

\$1.30/SF NNN



FEATURES

Available Square Footage	2,182
Office Square Footage	200
Land Square Footage	26,731
Parking	4 Parking Spaces
Loading	1 GL Door
Minimum Ceiling Clearance	18'
Sprinkler System	No
Year Built	1955
Construction	CTU
Zoning	MH

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

HIGHLIGHTS

Well Maintained Multi-Tenant Business Park

Introductory Rate: \$.99/SF + \$.38/SF OPEX
for the first 3 months then the original rate
thereafter.



COLIN LANCASTER

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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.

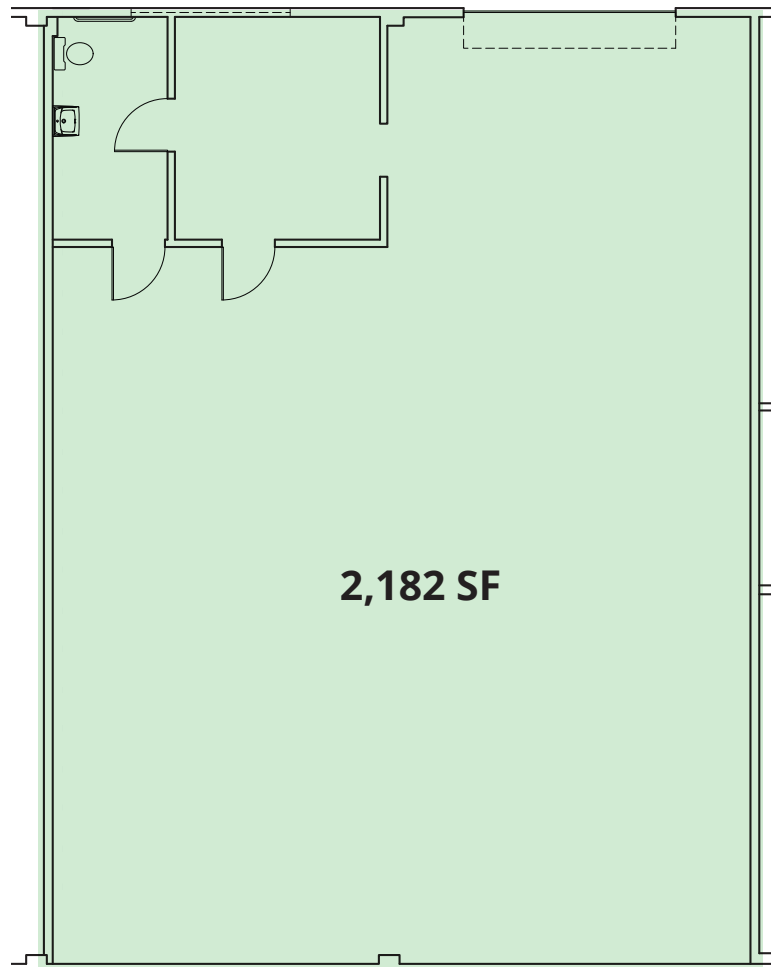


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Site Plan

2,182 SF Industrial Space



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