



# FOR LEASE

123 Gardena Blvd, Unit A & B, Carson, CA 90248



9,577 SF Industrial Space

\$1.37/SF Gross

## FEATURES

Available Square Footage	9,577
Land Square Footage	POL
Office	800
Parking	11 Parking Space
Loading	(2) 10'x12' GL Doors
Minimum Ceiling Clearance	18'
Sprinkler System	None
Power	100A, 120-208V, 3P, 4W
Year Built	1955
Construction	CTU
Zoning	MH

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport Long	20.6
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

## HIGHLIGHTS

- CUP in place for automotive uses
- Premier Unit with 50' of Frontage on Gardena Blvd.
- Clear span warehouse
- Introductory Rate: \$1.37/SF for the first 3 months then the original rate \$1.90/SF thereafter.



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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.

📞 310.719.1585 // [www.lareminc.com](http://www.lareminc.com)

165 Savarona Way, Carson, California 90746

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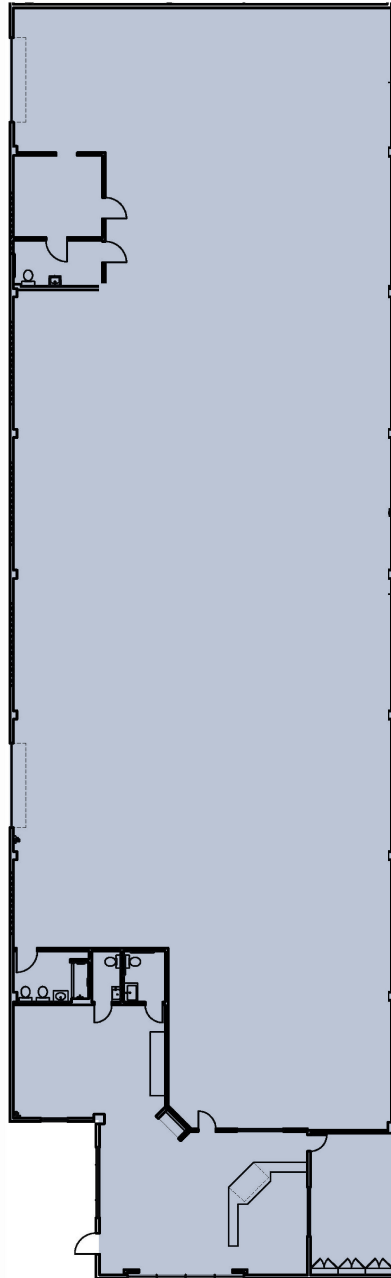


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## Site Plan



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UNIT 123 A & B

E Gardena Blvd.

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