

MULTI-TENANT INDUSTRIAL FOR LEASE – TWO UNITS

550 PATRICE PL, GARDENA, CA 90248



*Two fully refurbished units ready for Occupancy.
The units can be leased separately or combined at a blended rate.*

UNIT A INFORMATION

UNIT SIZE	4,325 SF
OFFICE SPACE	400 SF
PRICE	\$1.65 PSF Gross (\$0.05 PSF CAM)
LEASE TERM	3-5 Years
AVAILABLE	Immediately
RESTROOMS	2
CLEAR HEIGHT	19'
ZONING	LAM2
LOADING DOORS	2 DH Doors & 1 GL Door
POWER	150A/120-208V/3P/4W (Tenant to Verify)
PARKING SPACES	5 (Five) Spaces

UNIT B INFORMATION

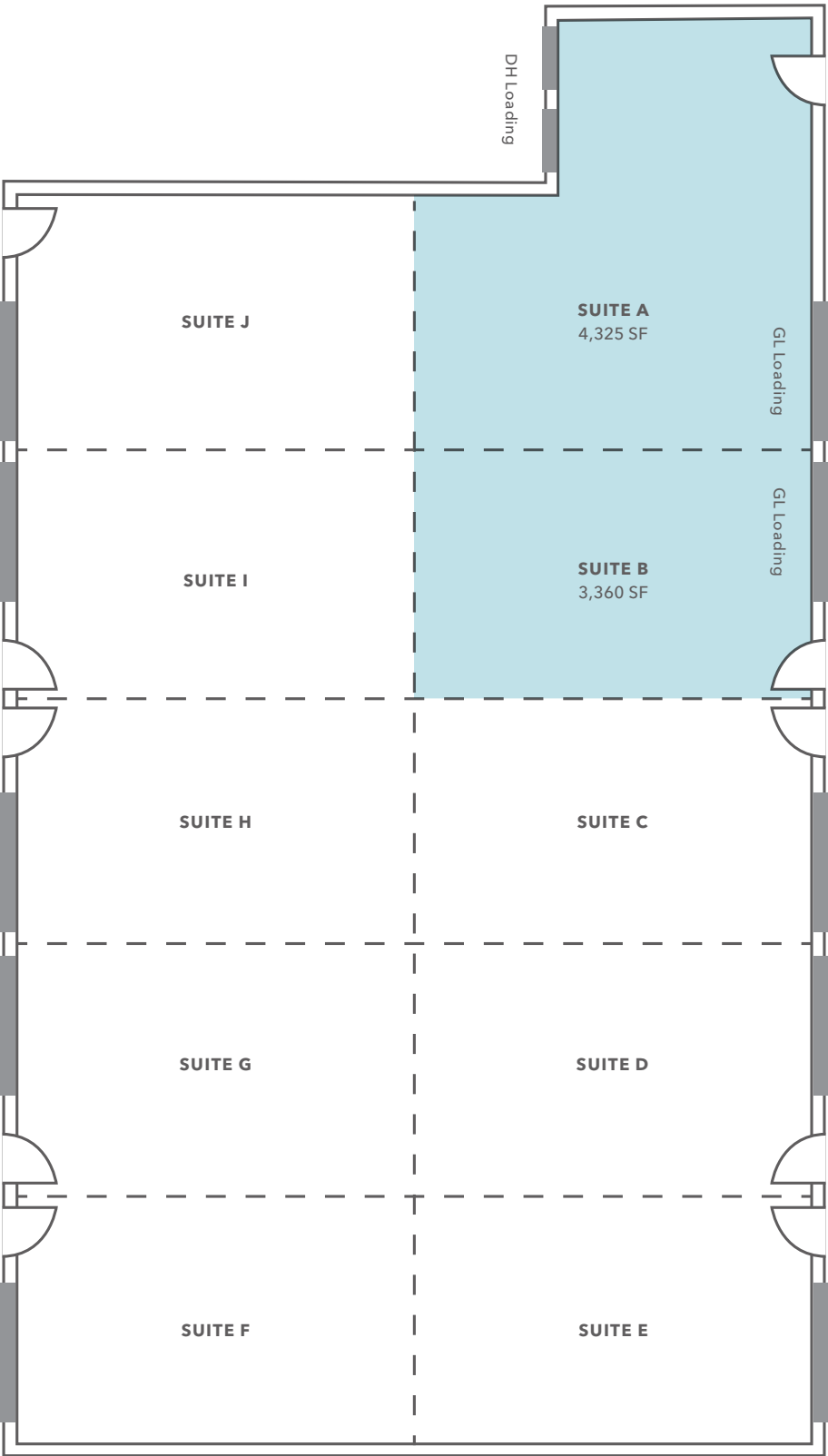
UNIT SIZE	3,360 SF
OFFICE SPACE	300 SF
PRICE	\$1.35 PSF Gross (\$0.05 PSF CAM)
LEASE TERM	3-5 Years
AVAILABLE	Immediately
RESTROOMS	2
CLEAR HEIGHT	19'
ZONING	LAM2
LOADING DOORS	1 GL Door
POWER	150A/120-208V/3P/4W (Tenant to Verify)
PARKING SPACES	4 (Four) Spaces

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4,325 SF

SUITE A

3,360 SF

SUITE B

7,685 SF

COMBINED SQUARE FOOTAGE



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