



Address: 535 Finney Ct, Gardena, CA 90248
Cross Streets: San Pedro St/Finney Ct

Free Standing CTU
 Dock High & Ground Level Loading
 Upgraded Offices
 Low Traffic, Quiet, Cul-De-Sac Street
 Unincorporated LA County Location

Lease Rate/Mo:	\$15,053	Sprinklered:	No	Office SF / #:	1,295 SF / 4
Lease Rate/SF:	\$1.65	Clear Height:	18'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x14'	Office HVAC:	Heat & AC
Available SF:	9,123 SF	DH Doors/Dim:	1 / 10'x12'	Finished Ofc Mezz:	0 SF
Minimum SF:	9,123 SF	A: 400 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.38 Ac / 16,652 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 18 / Ratio: 2.0:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
Zoning:	M2			APN#:	6137-002-023
Listing Company:	The Klabin Company				
Agents:	Courtney Bell 310-329-9000 , Matt Stringfellow 310-329-9000				
Listing #:	40782291	Listing Date:	07/22/2024	FTCF:	CB250Y150S000/A0AA
Notes:	Lessee to verify all information contained herein.				



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100
 TORRANCE, CA 90502

DRE 00824993

310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

