



FOR LEASE

18120 S. Broadway Street, Unit B, Gardena CA 90248

Available 22,000 SF Industrial Building

\$1.22/SF MG + CAM



FEATURES

Available Square Footage	22,000
Land Square Footage	Part of Larger
Total Office	4,000
Parking	22
Dimensions	200' x 95' (verify)
Loading	2 (12' x 14') Ground Level Doors 2 Dock High Positions
Minimum Ceiling Clearance	18'
Power	200 Amps, 277-480, 3P,
Sprinklers	4W .37/2000
Year Built	1957 / R 2015
Construction	Concrete Tilt-Up
Zoning	CAML

HIGHLIGHTS

Dock High Via Interior Truck Well
Excellent Light Manufacturing Building
Extensive Power & Manufacturing Amenities
Business Park - Owned and Managed by Rexford Industrial
CAM: \$.08/SF

AVAILABILITY

MILES TO

Los Angeles International Airport	9.5
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	8.0
Intermodal Container Transfer Facility	7.5

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



DIMITRI PETRAKIS

Cal DRE Lic# 02208946

📞 310.620.8770

✉️ dpetrakis@lareminc.com



MATT GINOCCHIO

Cal DRE Lic# 01777208

📞 310.436.6483

✉️ mginocchio@lareminc.com



ED WHITTEMORE

Cal DRE Lic# 00935219

📞 310.436.6482

✉️ ewhittemore@lareminc.com

📞 310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

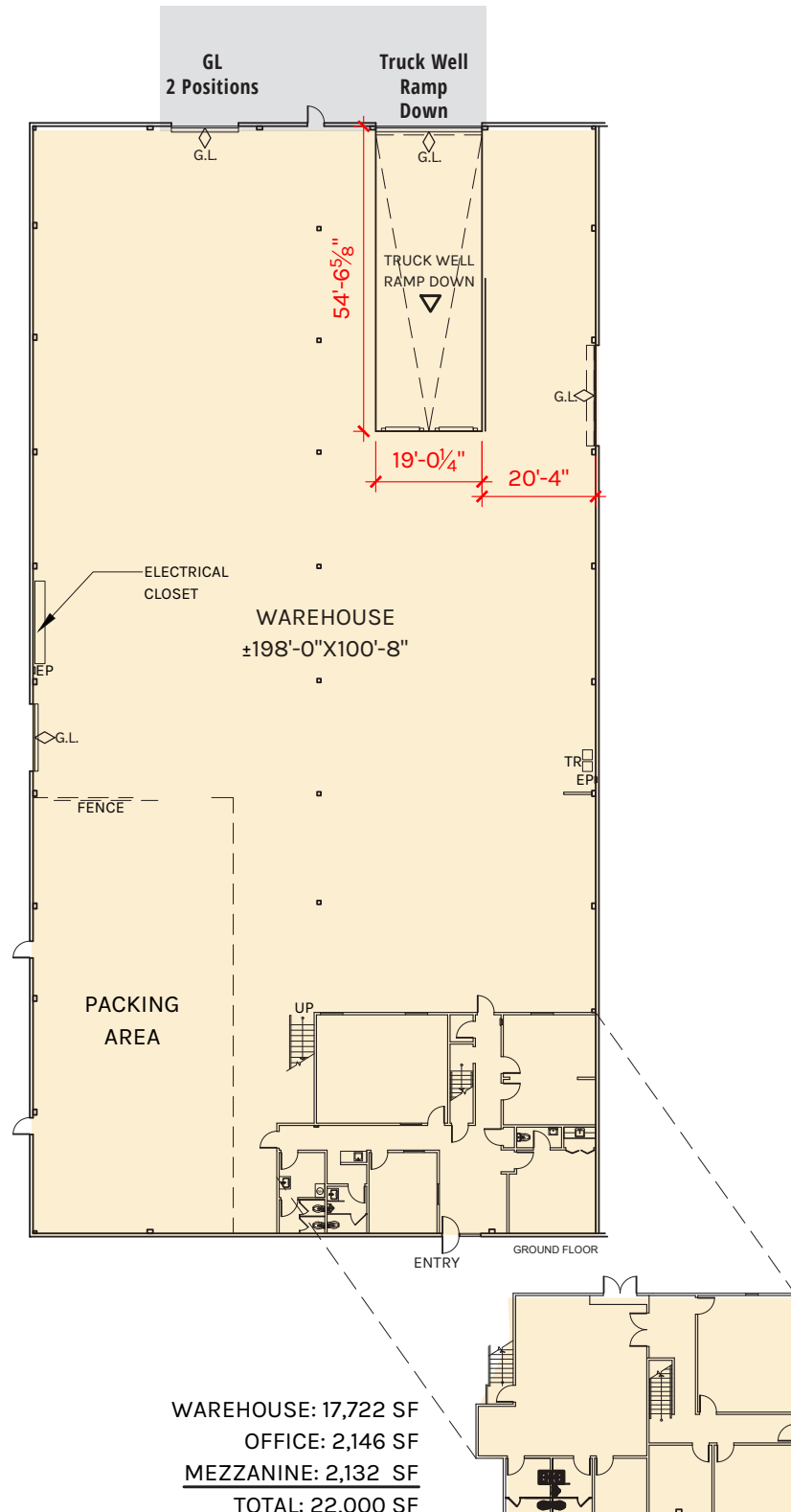
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

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.



FOR LEASE

18120 S. Broadway, Unit B, Carson, CA 90248



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
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993