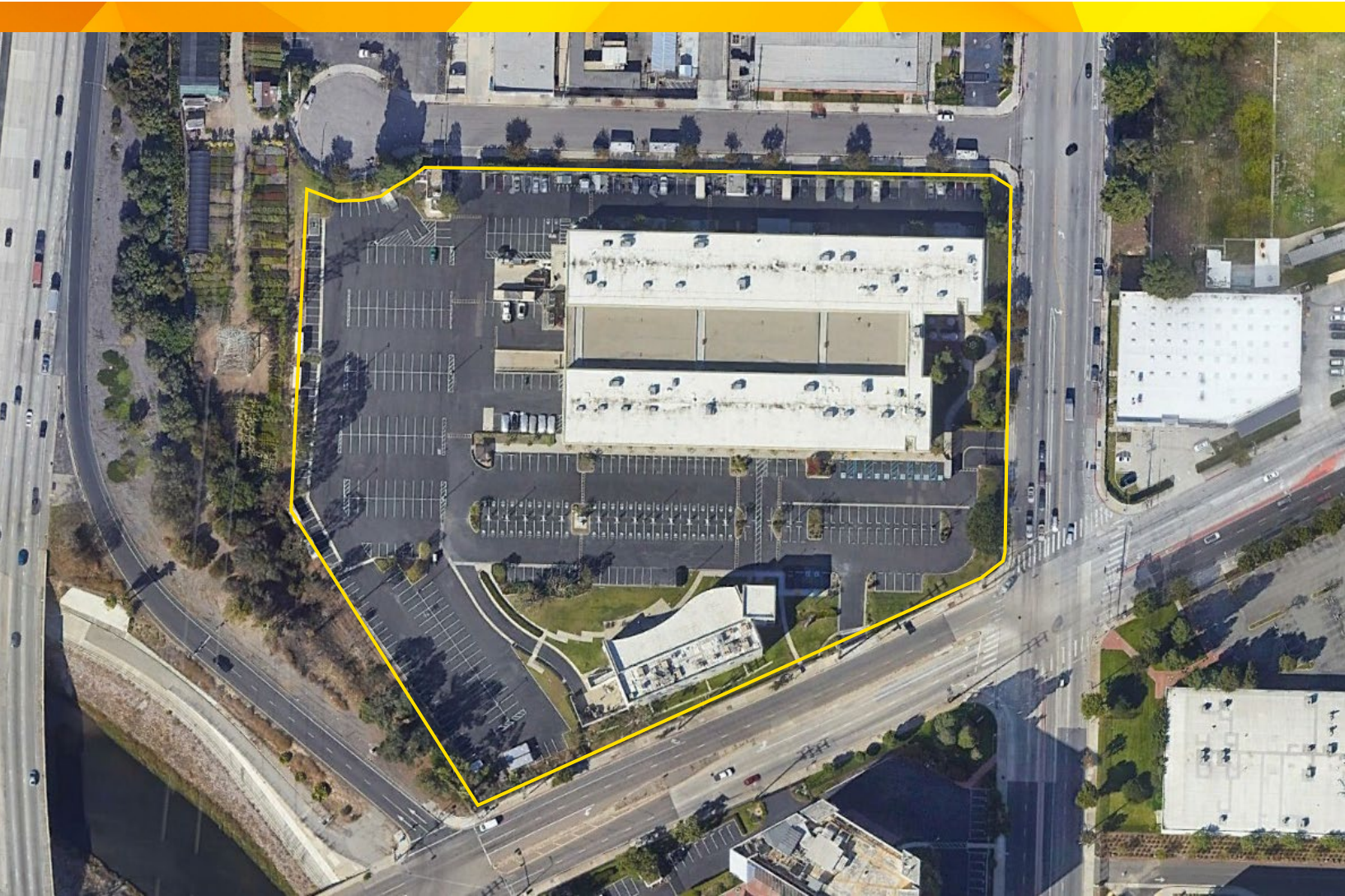


# Unique South Bay flex / manufacturing campus

savills

**FOR SUBLEASE** 18455 S. Figueroa Street, Gardena, CA



## SPACE PROFILE

Up to 124,912 SF

1st floor: 71,580 SF  
(manufacturing/design)

2nd floor: 52,612 SF (office)

09/30/2025

Term (Flexible)  
Available Immediately

Negotiable

Rental rate

457 spaces

Parking spaces

Available

Furniture

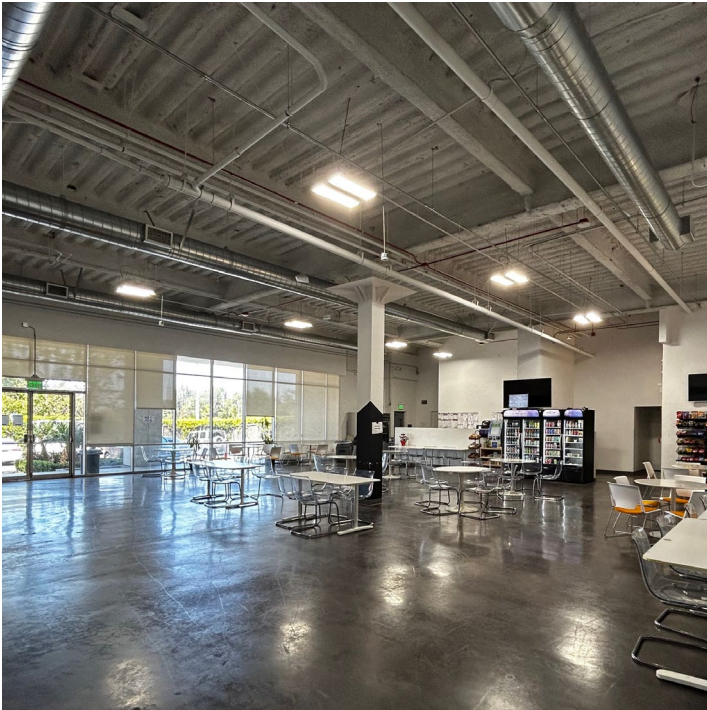
2500 amps

Power availability

15'

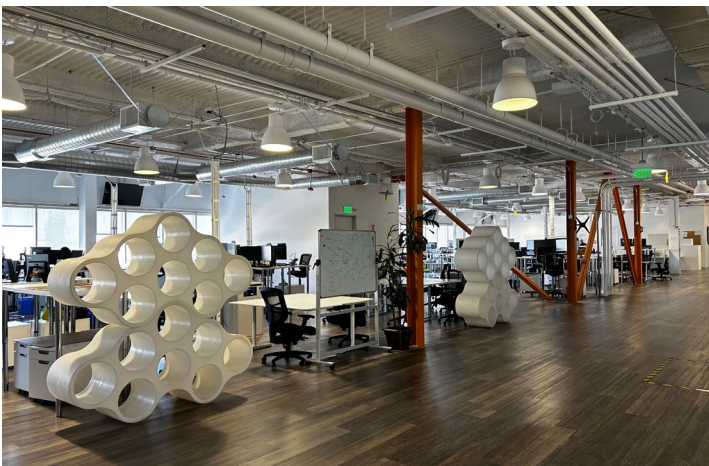
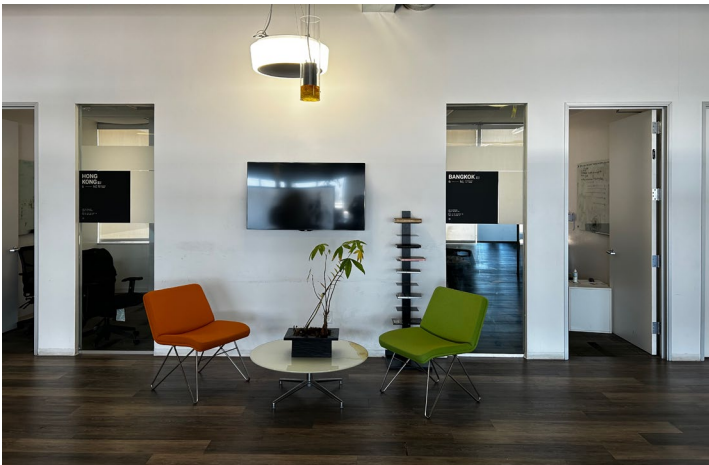
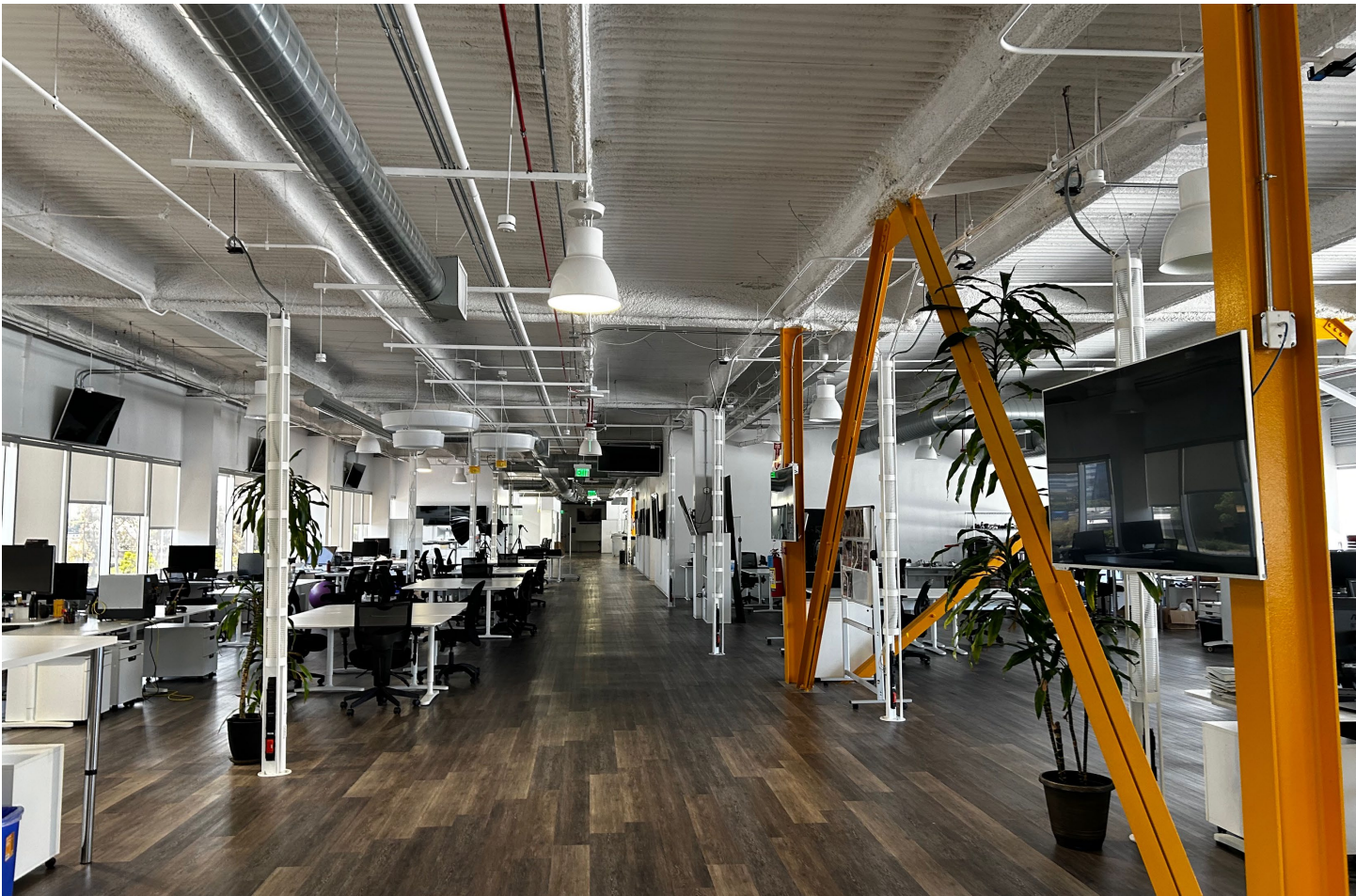
Clear height

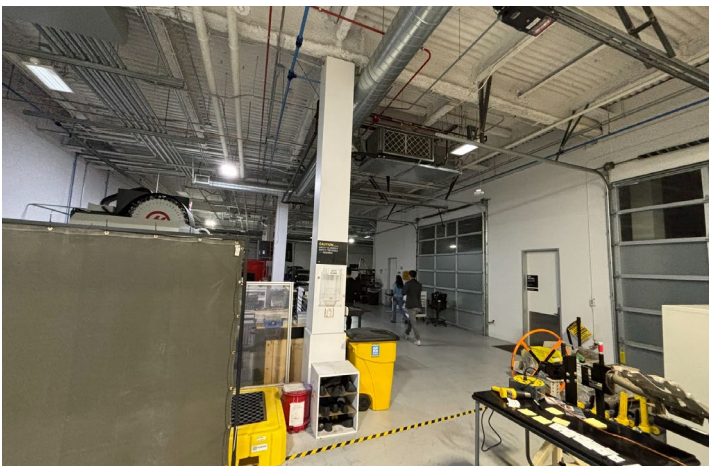
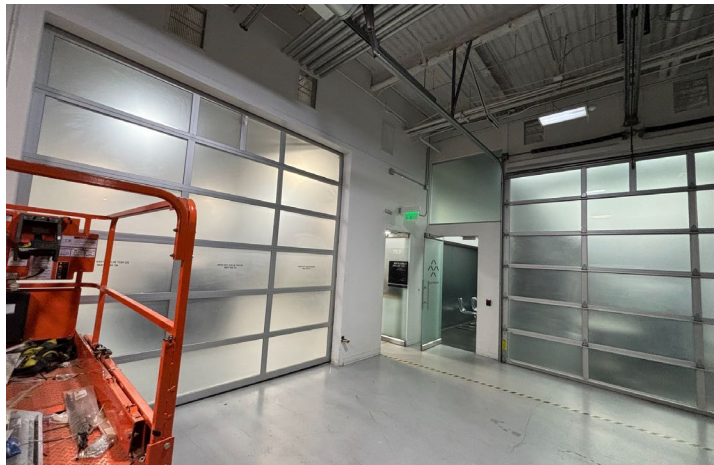
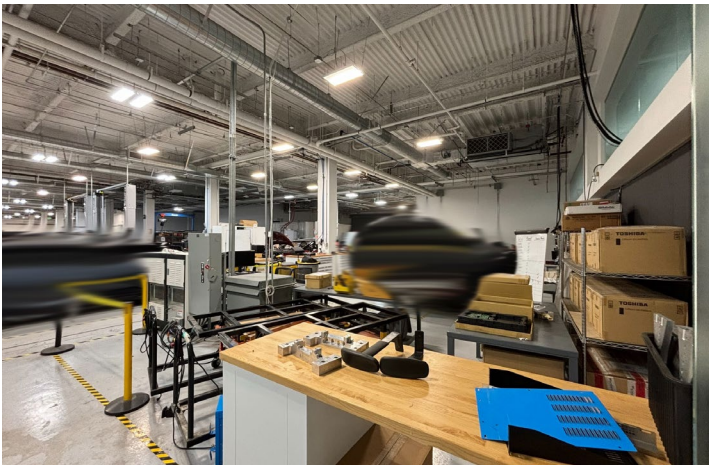


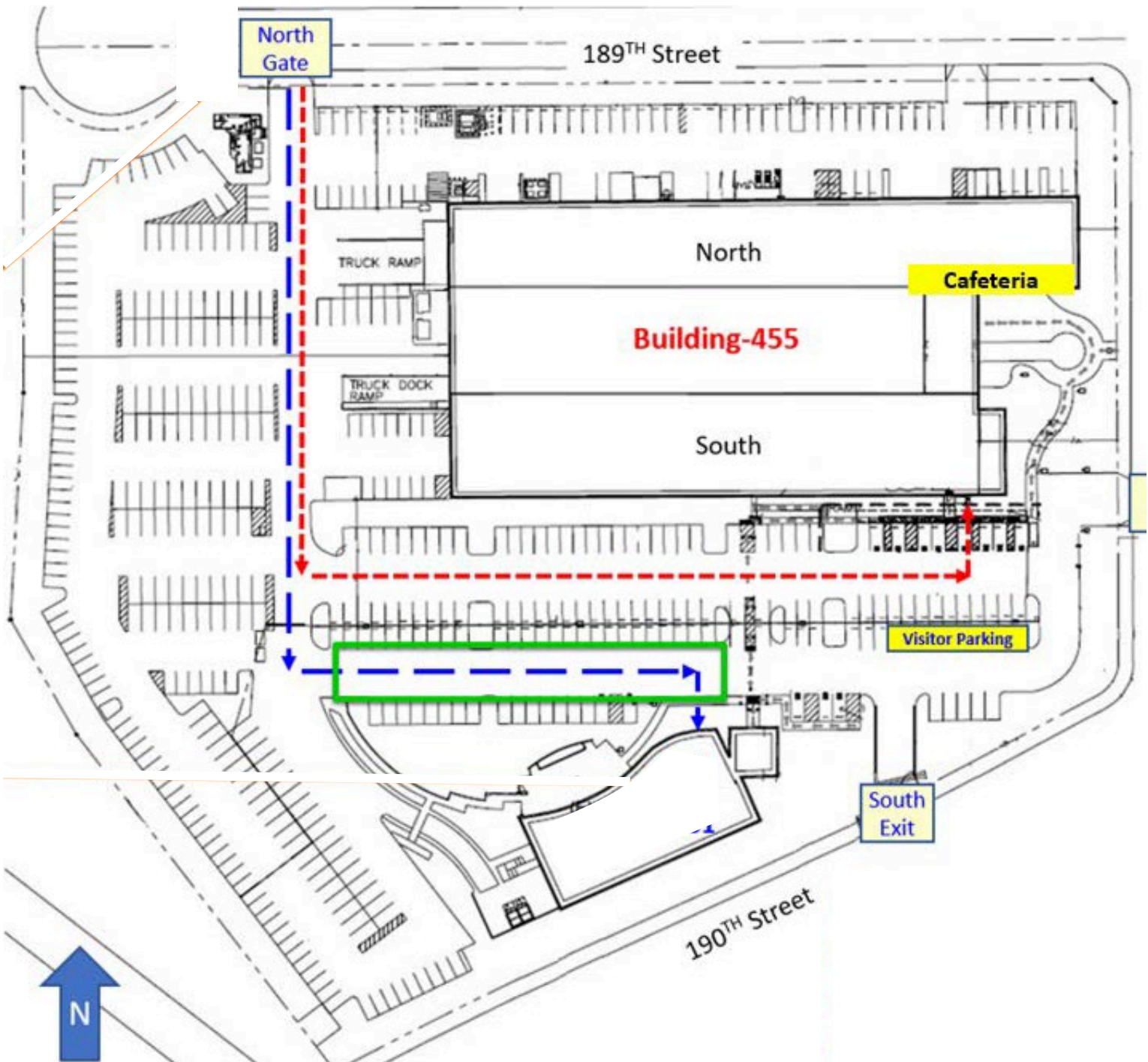


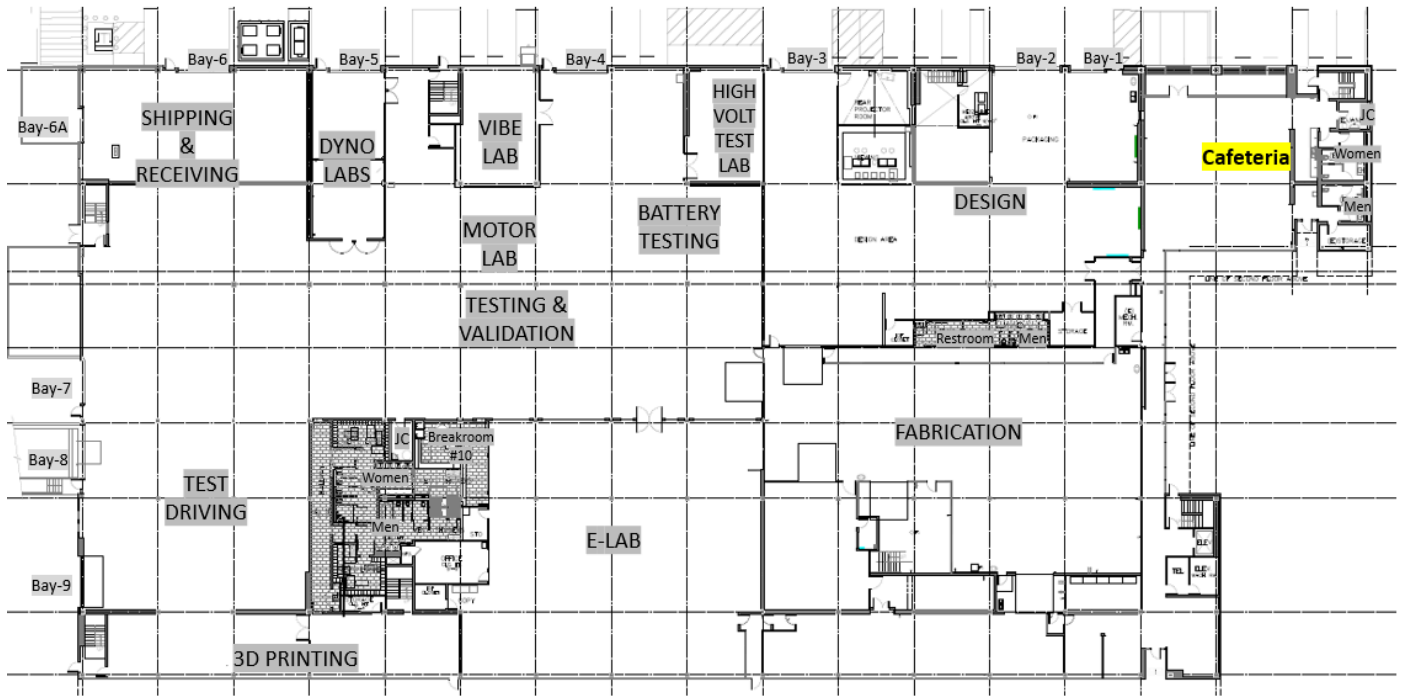
- Unique two building flex office & manufacturing campus
- Ample surface parking available
- Immediate freeway access
- Incredible freeway branding and identity opportunity

- 1 dock high and 8 ground level loading doors
- 457 parking spaces including 44 EV parking chargers and 13 handicap spaces
- Clear height for R&D space is 15 feet
- Ample surface parking available for the first time in years









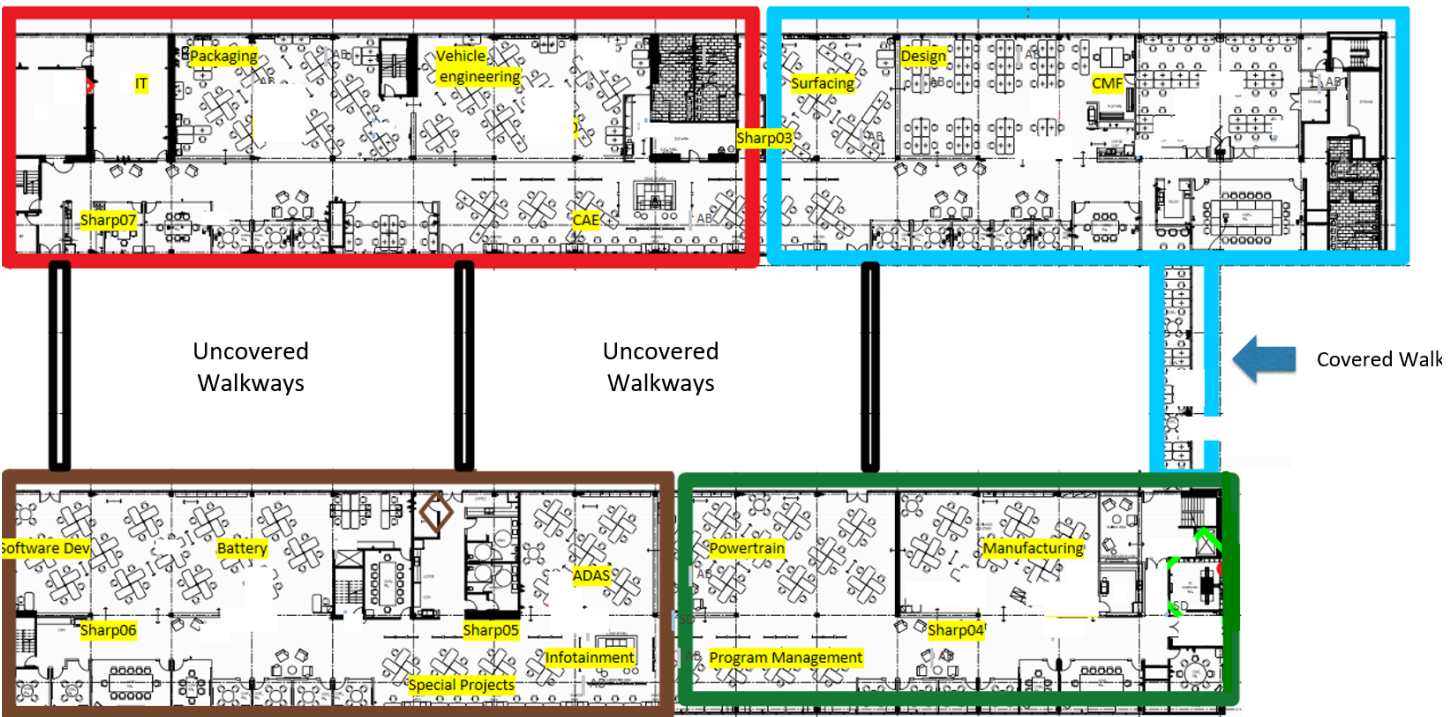
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PROPRIETARY AND CONFIDENTIAL

HUMAN RESOURCES

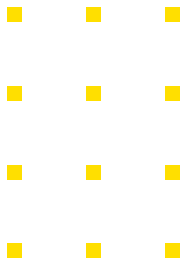
18455 S. Figueroa St. - 1st Floor

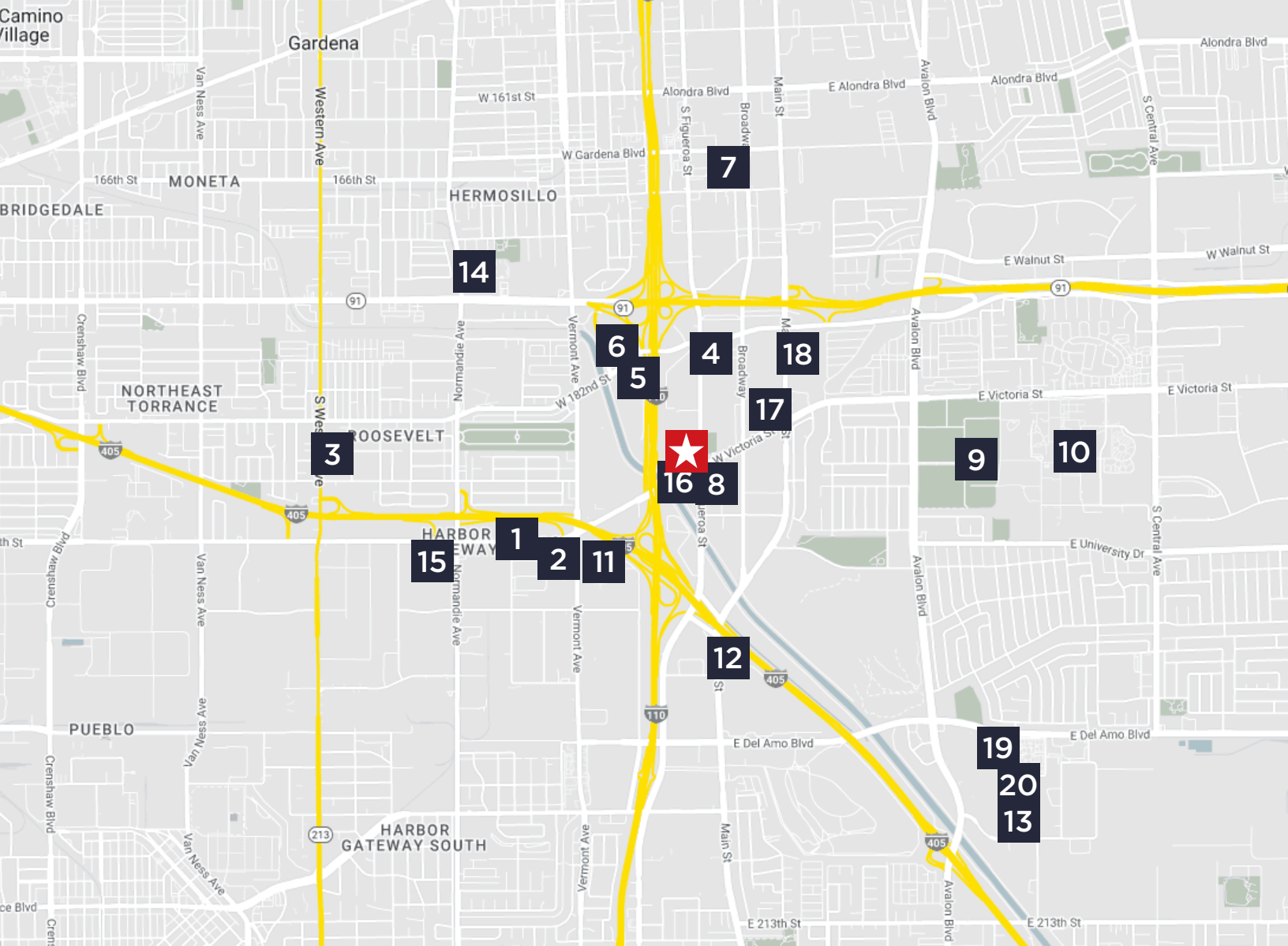
71,580 SF Available



18455 S. Figueroa St. - 2nd Floor

52,612 SF Available





- |                                  |                               |
|----------------------------------|-------------------------------|
| 1. Nooks Coffee                  | 11. K1 Speed                  |
| 2. Herbalife                     | 12. Porsche Experience Center |
| 3. Toyota                        | 13. IKEA                      |
| 4. Motivo Engineering            | 14. Sam's Club                |
| 5. Home Depot                    | 15. Walmart                   |
| 6. Harbor Gateway Transit Center | 16. Tireco                    |
| 7. GrayMatter Robotics           | 17. FedEx Ship Center         |
| 8. Kaiser Permanente             | 18. CalPak                    |
| 9. LA Galaxy Stadium             | 19. Harbor Freight Tools      |
| 10. CSUDH                        | 20. Target                    |



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