



FOR LEASE

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

Available 18,400 SF Industrial Building

\$1.32/SF MG + \$.07/SF CAM



FEATURES

Available Square Footage	18,400
Land Square Footage	Part of Larger
Total Office	1,767
Parking	30
Dimensions	92' x 200'
Loading	2 (12' x 16') Ground Level Doors 3 (Truck Well) Dock High Positions
Minimum Ceiling Clearance	18'
Power	200 Amps, 240/240, 3P, 4W
Sprinklers	Yes
Year Built	1957 / R 2015
Construction	Concrete Tilt-Up
Zoning	MH*

HIGHLIGHTS

Prominent Street Presence
189' Truck Turning Radius - 3 Dock High Loading Positions
Full Concrete Truck Court and Shared Yard Area
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

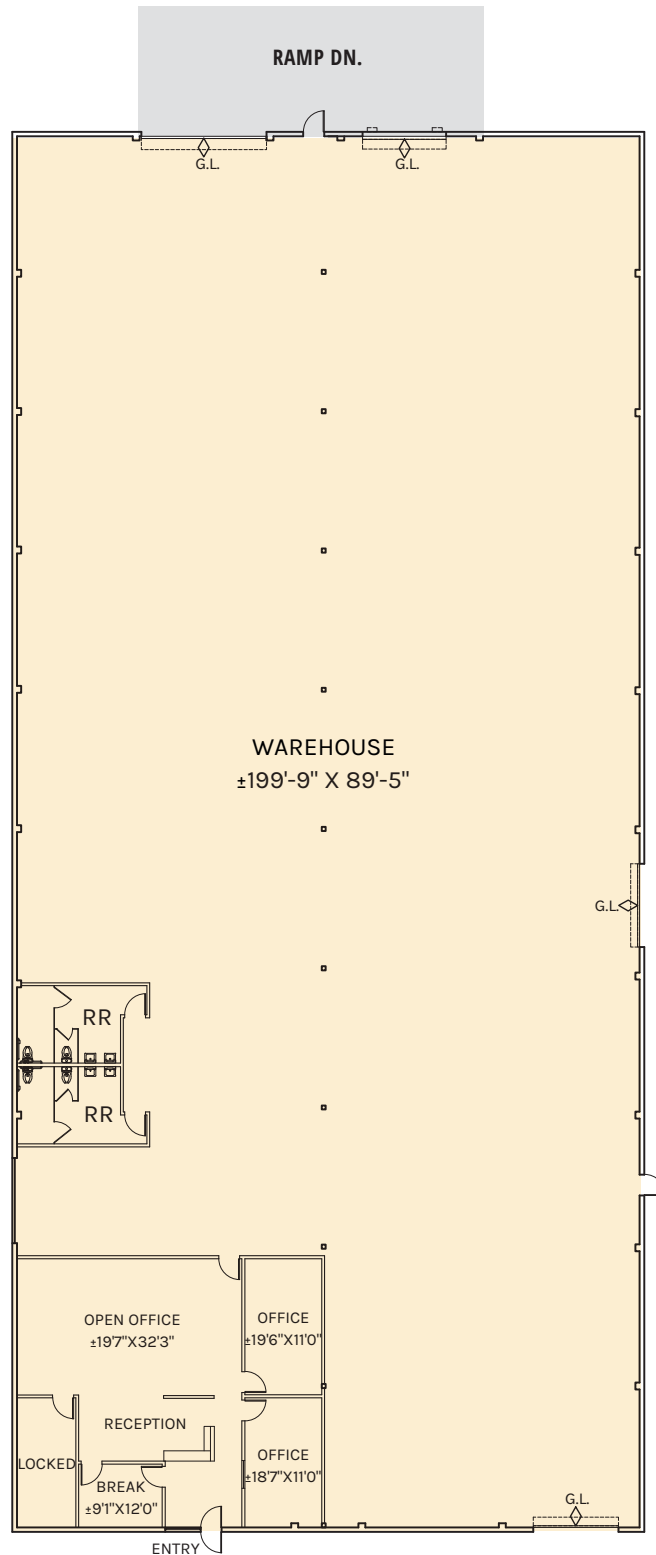
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