

Available SF 6,810 SF

Industrial Condo For Lease

Building Size 89,780 SF



Property Name: Carson Industrial Condos
Address: 16882 S Main St, Gardena, CA 90248
Cross Streets: S Main St/W 168th St

Carson Industrial Condos
 Clean, Well-Maintained Industrial Unit
 Gated, Secure Industrial Park Setting
 Immediate Access to 110, 91, 405 Fwys

Lease Rate/Mo: \$9,534
Lease Rate/SF: \$1.40
Lease Type: Industrial Gross / Op. Ex: \$0.15
Available SF: 6,810 SF
Minimum SF: 6,810 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$15,656.40 / 2026
Yard: Fenced / Paved
Zoning: IL

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 0
A: 200 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2007
Whse HVAC: No
Parking Spaces: 16 / **Ratio:** 2.3:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,347 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6126-009-025

Listing Company: CBC JM Properties
Agents: [Kevin Kim 310-856-1125](mailto:kevinkim@cbcjm.com)
Listing #: 44150301
Notes: Verify all information herein. CAM fee \$0.15/SF. TEASER RATE: \$1.40 IG after 6 months rate increases to \$1.55 IG.

Listing Date: 01/13/2026

FTCF: CB250N000S000