

Available SF 13,000 SF

Industrial For Lease

Building Size 13,000 SF



Address: 17803 S Harvard Blvd, Gardena, CA 90248
Cross Streets: W 178th St/S Harvard Blvd

Great Manufacturing Building
 New Fenced and Gated 17 Parking Spaces
 800 Amps, 3 Phase Power
 New Roof and 2 New 5 Ton HVAC Units
 Easy Access to 91, 110, 405 Freeways

Lease Rate/Mo:	\$14,300	Sprinklered:	Yes	Office SF / #:	5,000 SF
Lease Rate/SF:	\$1.10	Clear Height:	10'-14'	Restrooms:	4
Lease Type:	Industrial Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	13,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	5,000 SF
Minimum SF:	13,000 SF	A: 800 V: 120/240 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	0.45 Ac / 19,746 SF	Construction Type:	Framed	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 17 / Ratio: 1.3:1/		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M1			APN#:	6106-016-017
Listing Company:	CBC JM Properties				
Agents:	Kevin Kim 310-856-1125				
Listing #:	45498785	Listing Date:	08/21/2026	FTCF:	CB000N000S000
Notes:	Tenant to verify all information. All measurements and dimensions are approximate. Call the broker for commission information. Co-listed with AIR CRE NonMember (Terry Russell) - (310) 629-8978.				