

Available SF 15,580 SF

Industrial For Lease

Building Size 15,580 SF



Address: 349 W 168th St, Gardena, CA 90248
Cross Streets: W 168th St/S Broadway

Free Standing Building
 Large Private Fenced Rear Yard
 ±3,000 SF of High Image Offices
 3 Grade Level Doors with Drive-Through Capability
 400 Amps, 240 Volts / 14' -16' Clearance
 Convenient Access to 110, 91, 105 and 405 Fwys

Lease Rate/Mo: \$24,928
Lease Rate/SF: \$1.60
Lease Type: Gross
Available SF: 15,580 SF
Minimum SF: 15,580 SF
Prop Lot Size: 0.85 Ac / 37,078 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$55,110 / 2025
Yard: Fenced / Paved
Zoning: ML

Sprinklered: No
Clear Height: 14'-16'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 400 V: 240 O: 3 W: TBD
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1962
Whse HVAC: No
Parking Spaces: 32 / **Ratio:** 2.1:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,000 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6126-002-007

Listing Company: CBRE - El Segundo
Agents: [Brian Held 310-363-4825](mailto:brian.held@cbre.com), [Robert Spratlin 310-363-4827](mailto:robert.spratlin@cbre.com), [Luke Snyder 310-626-7361](mailto:luke.snyder@cbre.com)
Listing #: 45059144 **Listing Date:** 06/11/2026
Notes: Lessee to verify all information herein. The property located in the city of Carson (Gardena P.O.)

FTCF: CB250N000S000



Floor Plan

