

349 W. 168th Street
Gardena, CA 90248

15,580 SF
INDUSTRIAL WAREHOUSE FOR LEASE
OR SALE



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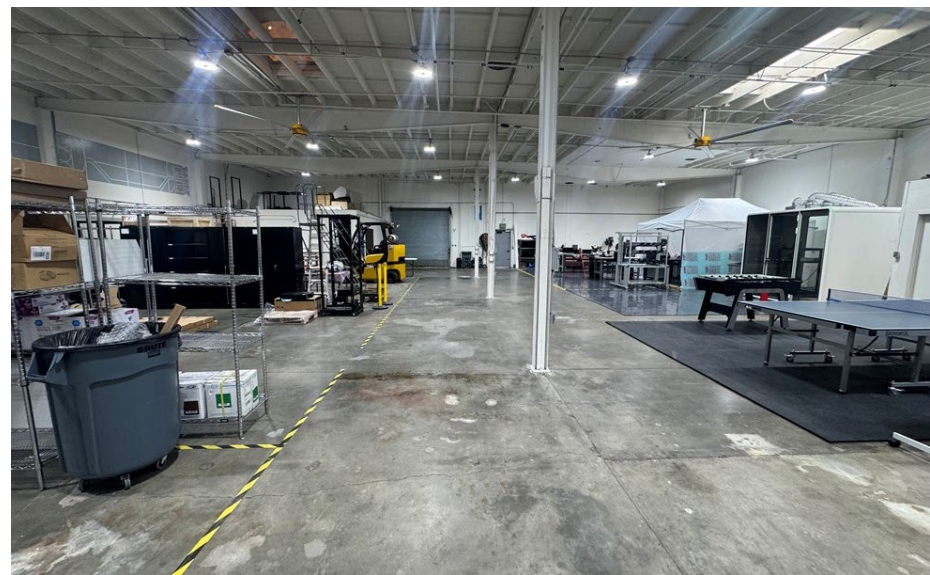
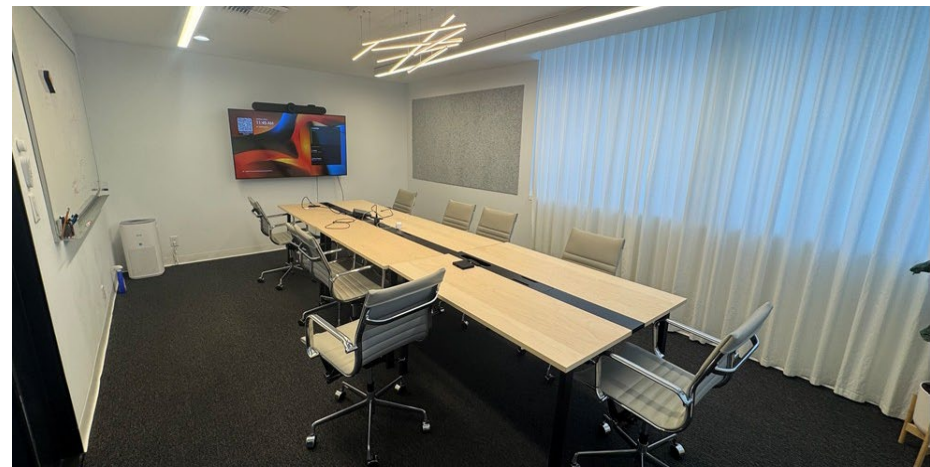
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PROPERTY SPECIFICATIONS

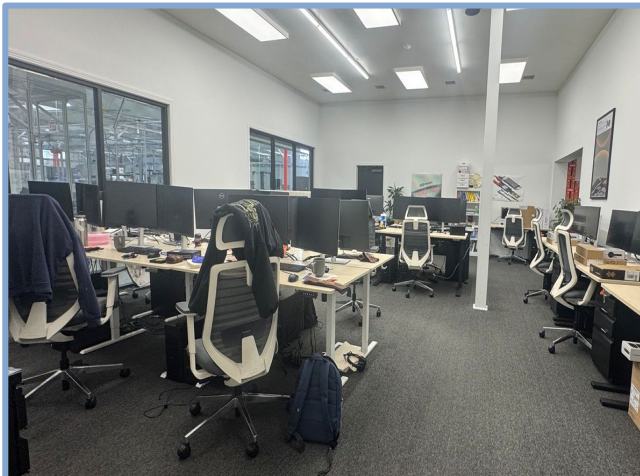
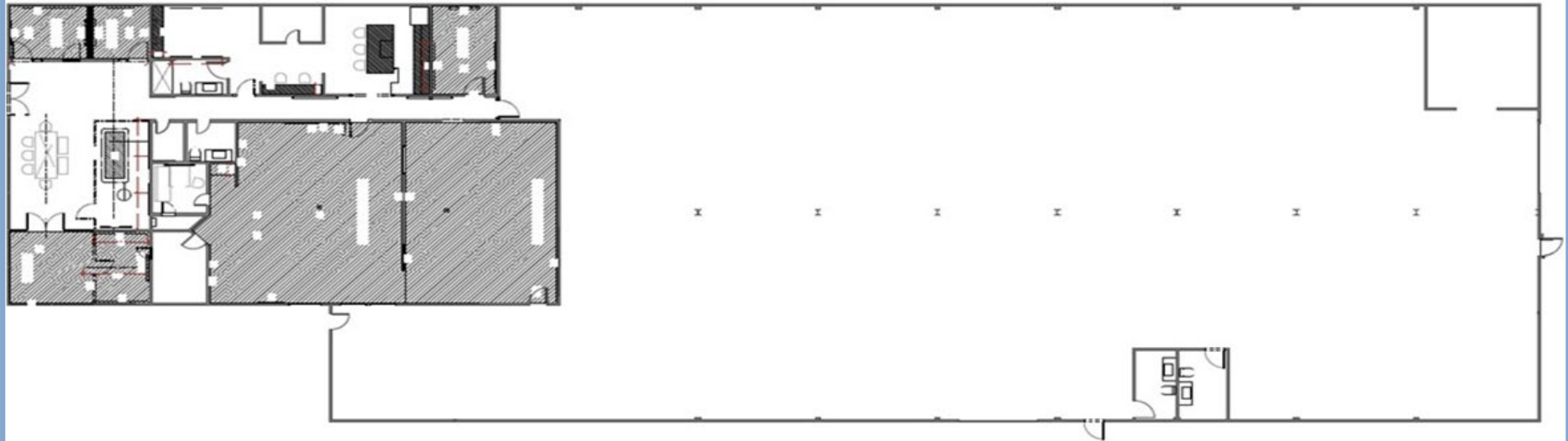
High Image Offices
Secured Fenced Rear Yard
Convenient Access to 110, 91, 105 & 405 Freeways

Spec Type	Spec Details
Possession	December 1, 2026
Lease Rate	\$24,928 month (\$1.60 PSF) Gross
Sale Price	\$4,700,000 (\$301.66 PSF)
Building Size	+/- 15,580 SF
Land Size	37,078 SF
Office Size	+/- 3,000 SF
Power	400 Amps, 240 Volts, 3 Phase
Clear Height	14' – 16'
Loading	Three (3) Ground Level Doors
Yard	Fenced & Paved
Parking	32 Stalls
Zoning	ML
Other	Located in the city of Carson (Gardena P.O)

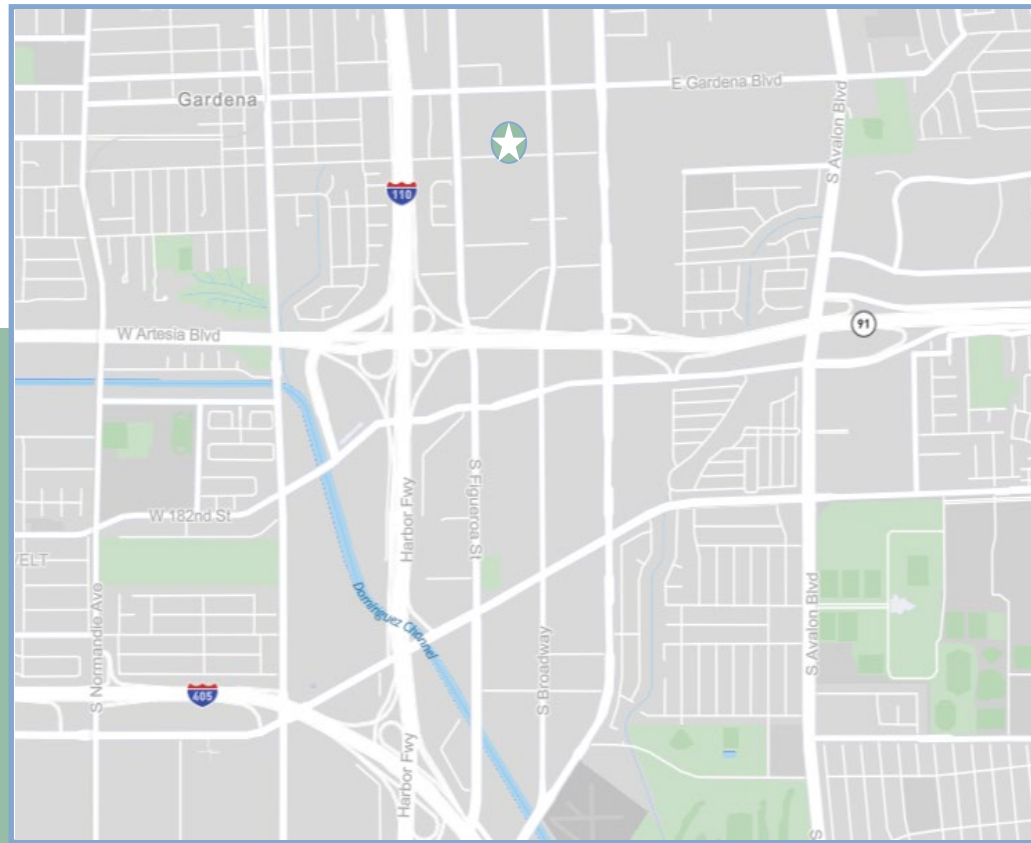
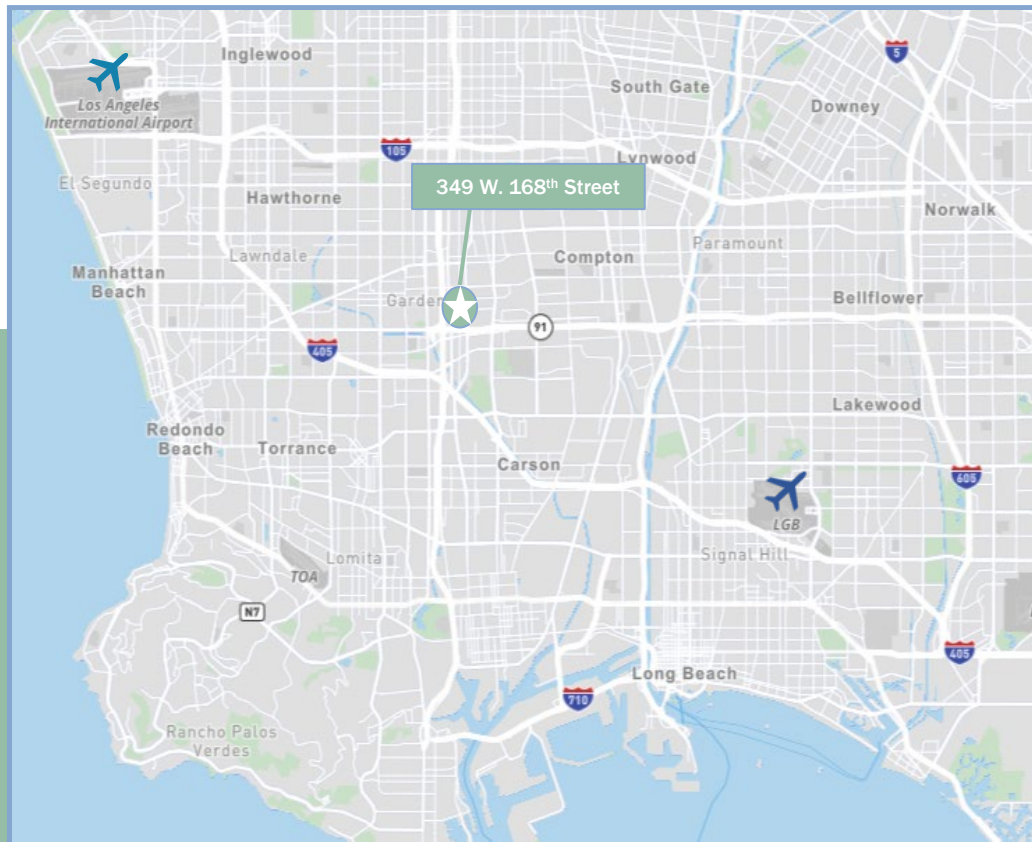
*Lessee to verify all specifications herein

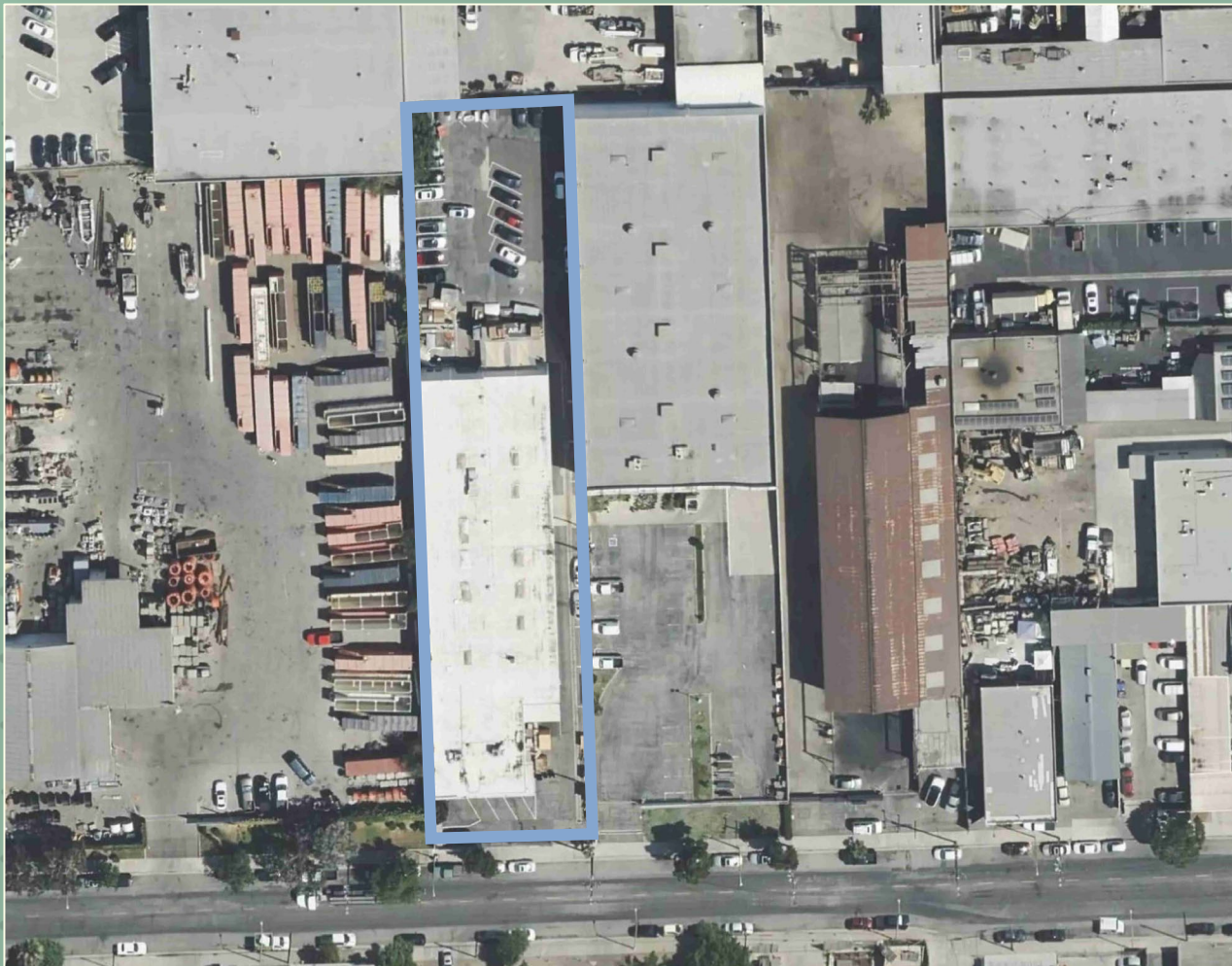


FLOOR PLAN



LOCATION MAPS





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