

W REDONDO BEACH BLVD
& 110 FWY GARDENA • CA 90248

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

MAJOR PRICE REDUCTION!
Lease Rate: \$9,500/Mo (\$0.38 PSF/Mo)

W REDONDO BEACH BLVD

LAND FOR LEASE
±25,000 SF / ±0.57 AC OF LAND

MILES SOLOMON

Senior VP & Land Specialist
msolomon@lee-associates.com
323.922.3736
LIC NO 02099423

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

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PROPERTY HIGHLIGHTS



Freeway
Frontage



Port
Adjacent



Available to
Occupy Now

Located directly off the 110 Freeway in Gardena, this ±25,000 SF (±0.57 AC) land site offers exceptional freeway frontage and immediate access to the Ports of Los Angeles and Long Beach. Available for immediate occupancy, the property is ideal for container storage, contractor staging, fleet parking, or other industrial outdoor uses in a highly accessible infill location.

LEASE RATE | **\$9,500/Mo (\$0.38 PSF/Mo)**

110 Freeway
0.00 MILES

90 Freeway
1.37 MILES

105 Freeway
2.50 MILES

Downtown Los Angeles
11.46 MILES

BNSF Railway Hobart Yard
9.59 MILES

Los Angeles Int'l Airport
7.34 MILES

Port of Long Beach
11.44 MILES

Port of Los Angeles
11.66 MILES

DISTANCES FROM SUBJECT PROPERTY

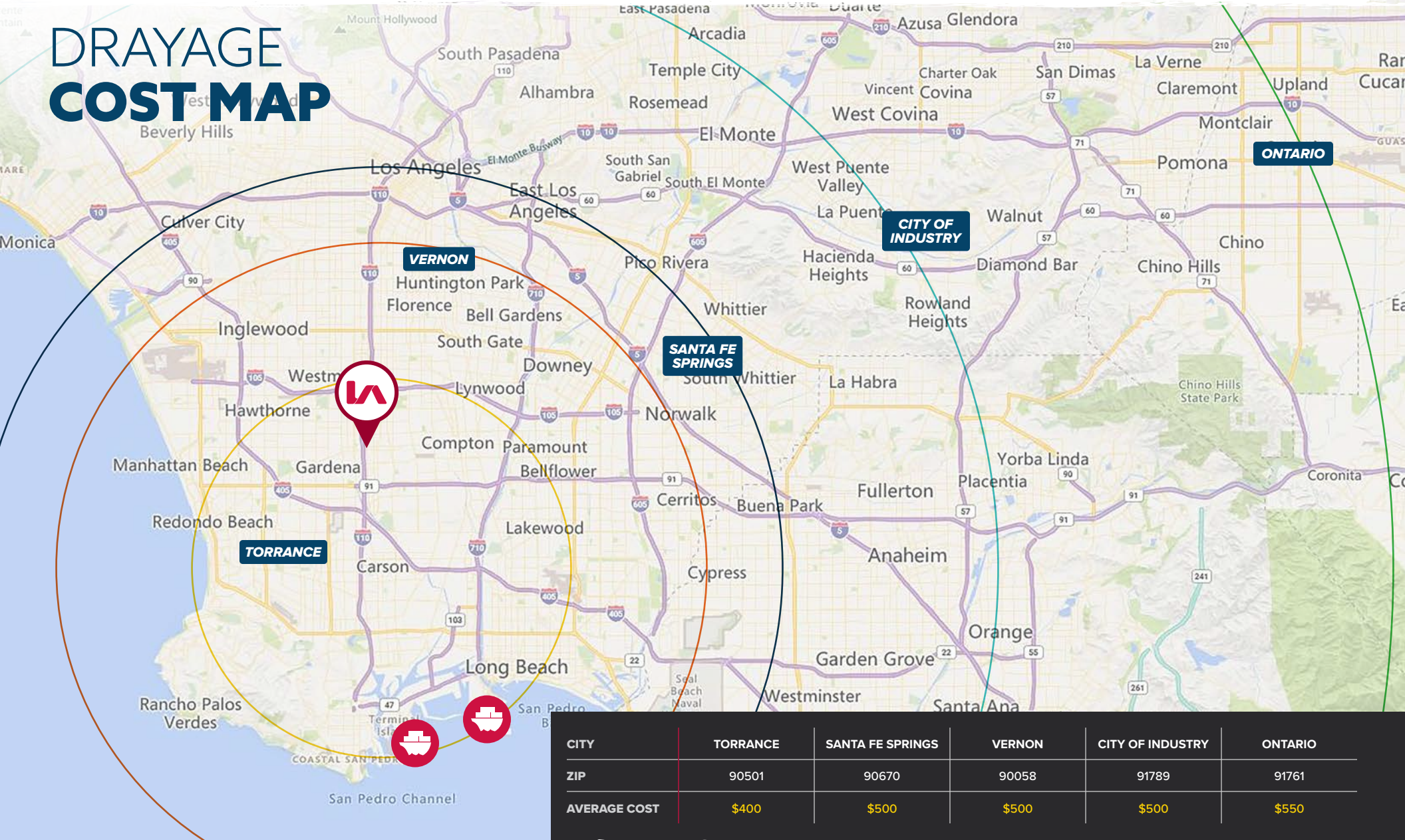
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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.