

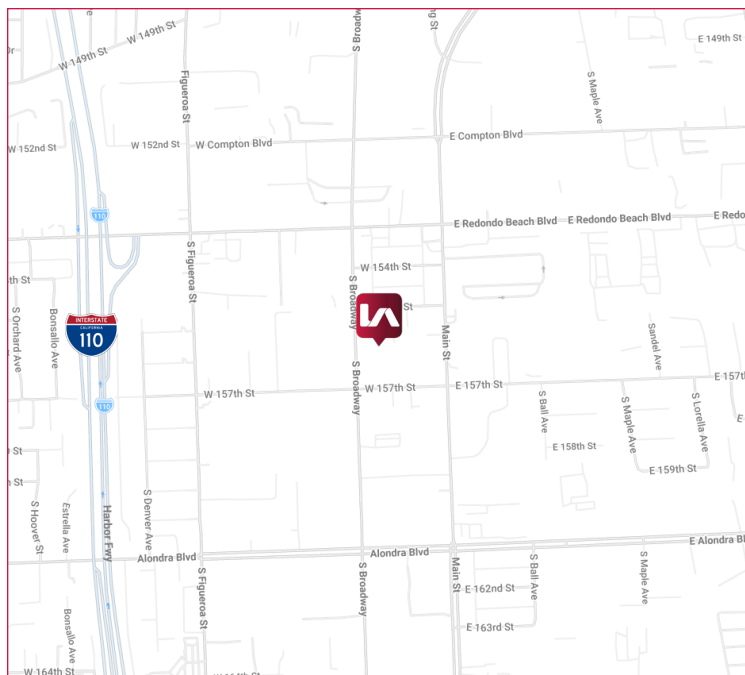
**LONGER
TERM
POSSIBLE**



±10,032 SQ. FT. INDUSTRIAL FOR SUBLEASE
15409 S BROADWAY | GARDENA, CA 90248

PROPERTY HIGHLIGHTS

- **Asking Rate:** \$1.14 / SF Gross (\$11,436.00 / Month)
- ±868 SF of office space
- Minimum Clear Height: 14'
- Two (2) 12'x12' Ground-Level Doors
- Unincorporated L.A. County Location
- Two blocks away from 110 Freeway ramps
- Major Street Frontage
- Secured Gated Yard
- 400 Amp with Distributed Electrical

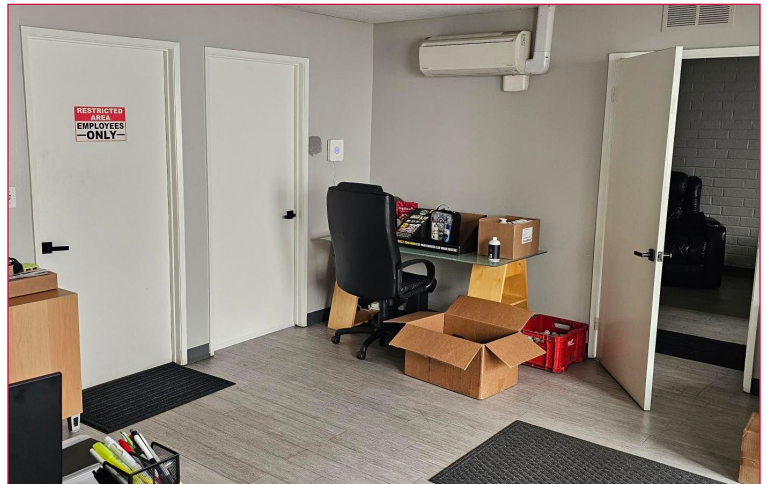
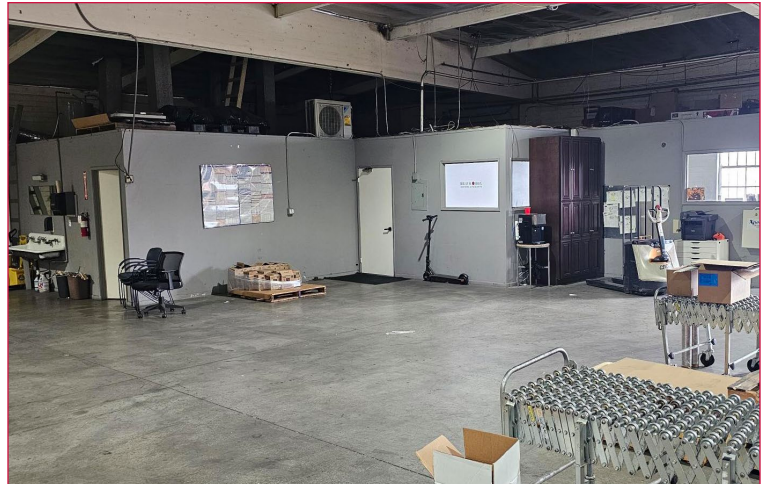
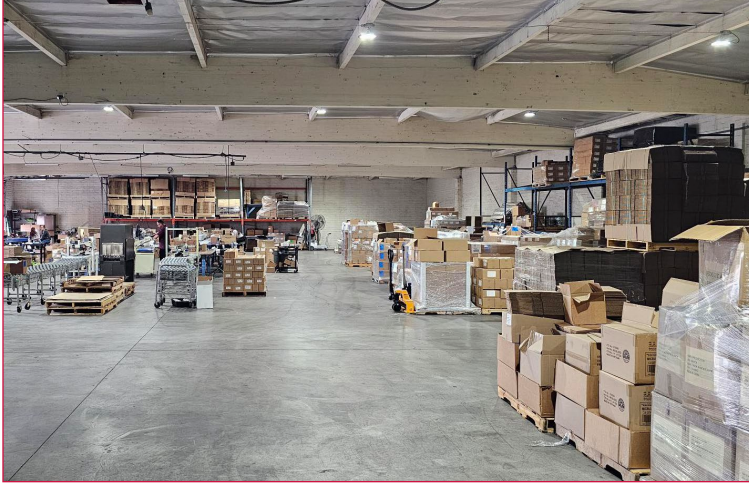


LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

TOM TORABI
Principal | DRE 00936845
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310.965.1754

BRET OSTERBERG
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**LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.**
DRE LIC 01069854
21250 Hawthorne Blvd, Suite 700,
Torrance, CA 90503

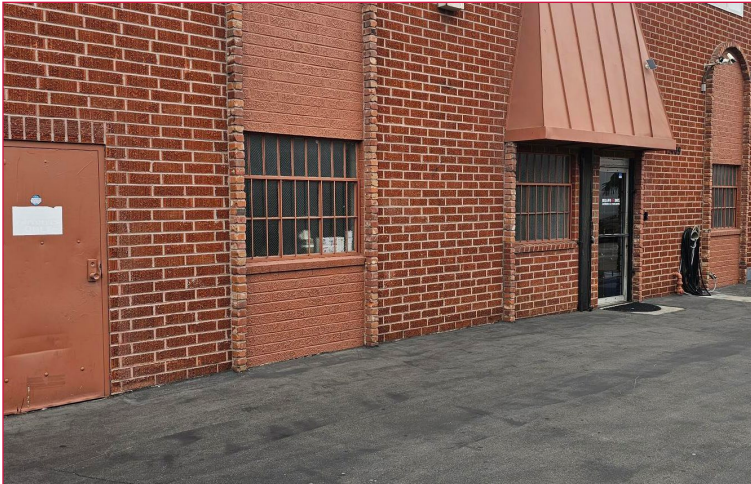


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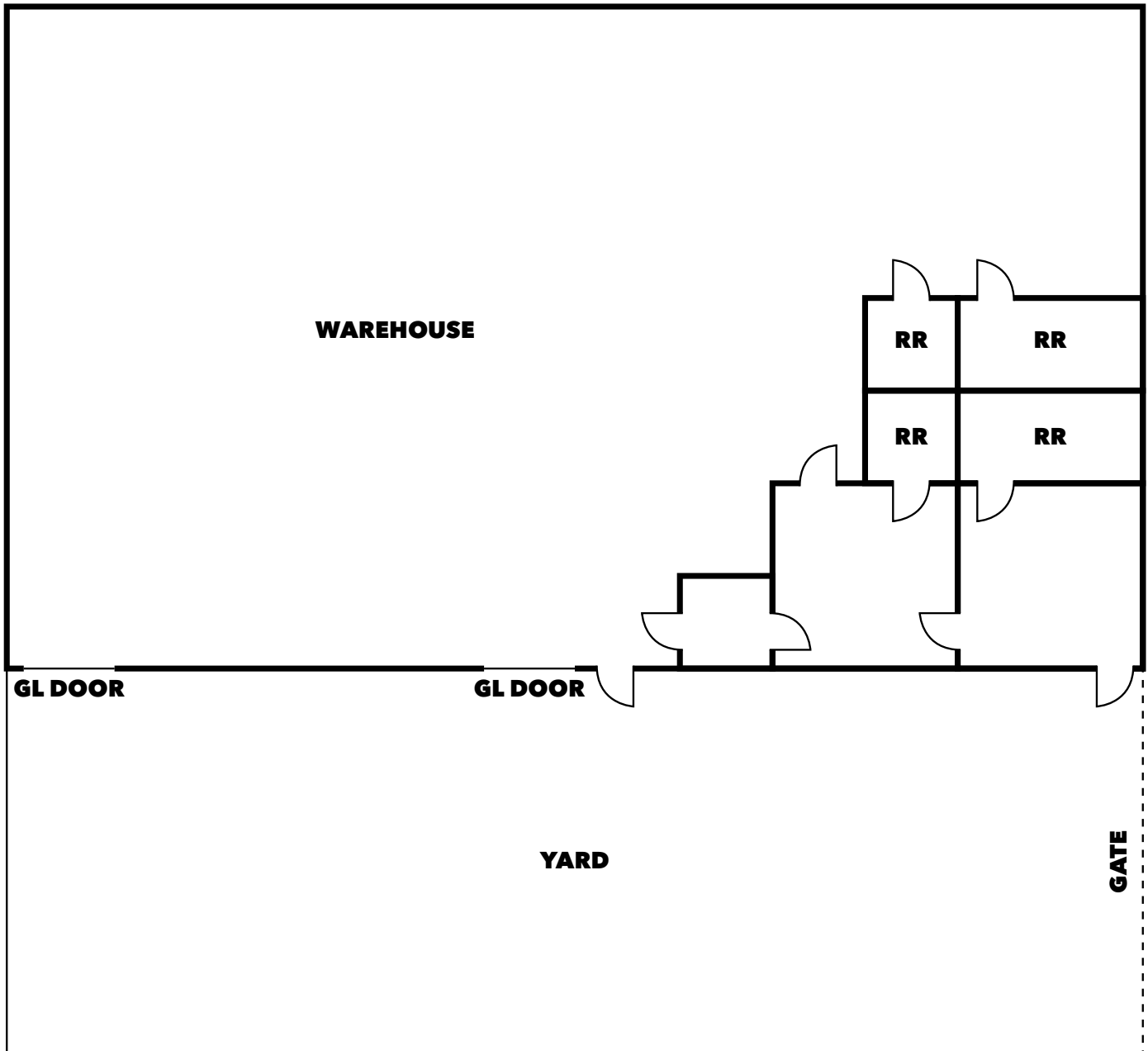
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PROPERTY PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's
measurements independently.

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