



**COLDWELL BANKER
COMMERCIAL**

JM PROPERTIES

FOR LEASE

An aerial photograph of a commercial property in Gardena, California. The property is a large, white, single-story building with a flat roof, situated on the right side of a street. To the left of the building is a large, paved parking lot with several parking spaces. The street is labeled 'STOP' at the intersection. The surrounding area is a mix of residential and commercial buildings, with mountains visible in the background under a clear sky.

**17803 S. HARVARD BLVD.
GARDENA 90248**

WWW.CBCJM.COM

310.767.5600

DRE# 01319505



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FOR LEASE

THE OPPORTUNITY

Manufacturing meets flexibility

A freestanding manufacturing building combining substantial warehouse capacity, functional office space, heavy power, and a newly secured parking lot - all with direct access to the South Bay's principal freeways.



13,000

TOTAL BUILDING SF

8,000

WAREHOUSE SF

5,000

OFFICE SF

29,440

LOT SF

(19,697 SF + 9,743 SF)

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PROPERTY HIGHLIGHTS



LOADING

1 ground-level door

POWER

800Amps · 120–240V
3 phase · 4 wires

CLEARANCE

10' minimum

PARKING

17 Spaces

RESTROOMS

4 total

USE

M1 use grandfathered

RECENT IMPROVEMENTS

New roof · Two new 5-ton HVAC units ·
New fencing and rolling gates

OFFICE PLAN

Private offices · Kitchen · Bullpen · Two office restrooms

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CONNECTED LOCATION

South Bay access.

\$1.10/SF
LEASE RATE

Convenient access to the 110, 91, and 405 freeways connects the property to the ports, regional labor, and the greater Los Angeles market.

110

91

405

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CONTACT US



KEVIN KIM

Executive Vice President

213.268.0442

DRE# 01483914

kevinkim@cbcjm.com

TERRY RUSSELL

Broker Associate

310.629.8978

DRE# 01220891

TerryR@cbcjm.com

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2203 W. 190TH ST., TORRANCE, CA 90504

310.767.5600

DRE# 01319505