



Address: 535 Finney Ct, Gardena, CA 90248
Cross Streets: San Pedro St/Finney Ct

Free Standing CTU
 Dock High & Ground Level Loading
 Upgraded Offices
 Low Traffic, Quiet, Cul-De-Sac Street
 Unincorporated LA County Location

Lease Rate/Mo:	\$13,593	Sprinklered:	No	Office SF / #:	1,295 SF / 4
Lease Rate/SF:	\$1.49	Clear Height:	18'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x14'	Office HVAC:	Heat & AC
Available SF:	9,123 SF	DH Doors/Dim:	1 / 10'x12'	Finished Ofc Mezz:	0 SF
Minimum SF:	9,123 SF	A: 400 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.38 Ac / 16,652 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 18 / Ratio:	2.0:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
Zoning:	M2			APN#:	6137-002-023
Listing Company:	The Klabin Company				
Agents:	Courtney Bell 310-329-9000 , Matt Stringfellow 310-329-9000				
Listing #:	40782291	Listing Date:	07/22/2024	FTCF:	CB250Y150S000/A0AA
Notes:	Lessee to verify all information contained herein.				



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

