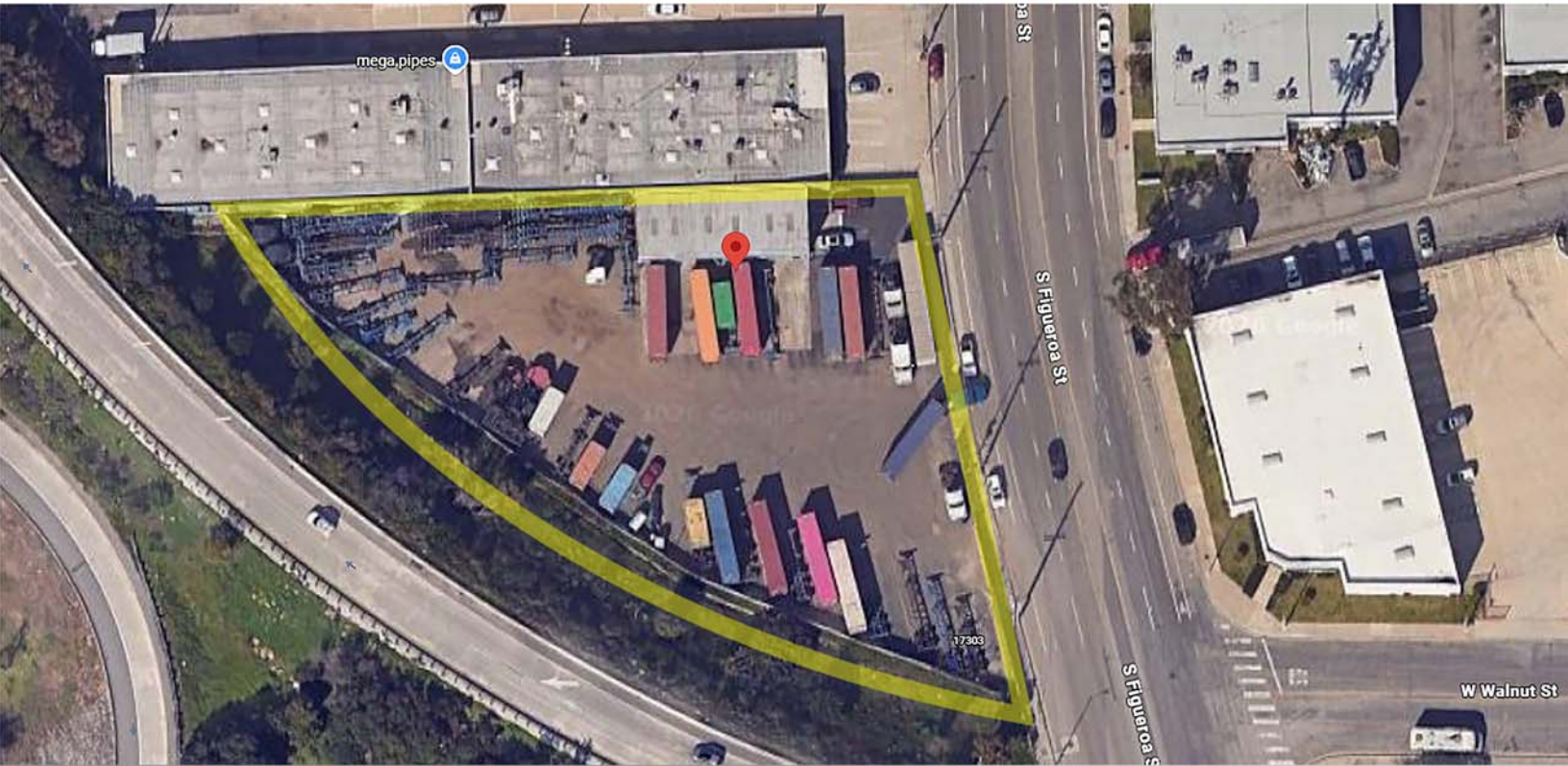




**INDUSTRIAL LAND**

**FOR LEASE**

**17301 S. FIGUEROA ST. , GARDENA CA 90248**



**PROPERTY HIGHLIGHTS**

- Prime industrial land in South Bay
- Ideal for Truck/Container Parking, Contractor Yard
- Heavy Equipment Rental or Storage
- Conveniently located adjacent to the **91** and **110 FWY**
- Close Proximity to LAX and port of Long Beach
- Recently improved and upgraded office space
- Newly reinforced fences all around the property
- On-site mechanical building for maintenance work
- Available for immediate occupancy

**PROPERTY DETAILS**

- Price: \$0.70/SF
- NNN Charge: \$0.10/SF
- Lot Size: 40,142 SF
- Zoning: LAMR1
- Building Size: 2,250 SF Total  
(650 SF Office)  
(1,600 SF Warehouse)
- Current Use: Trailer/Container Storage  
Trucking Facility

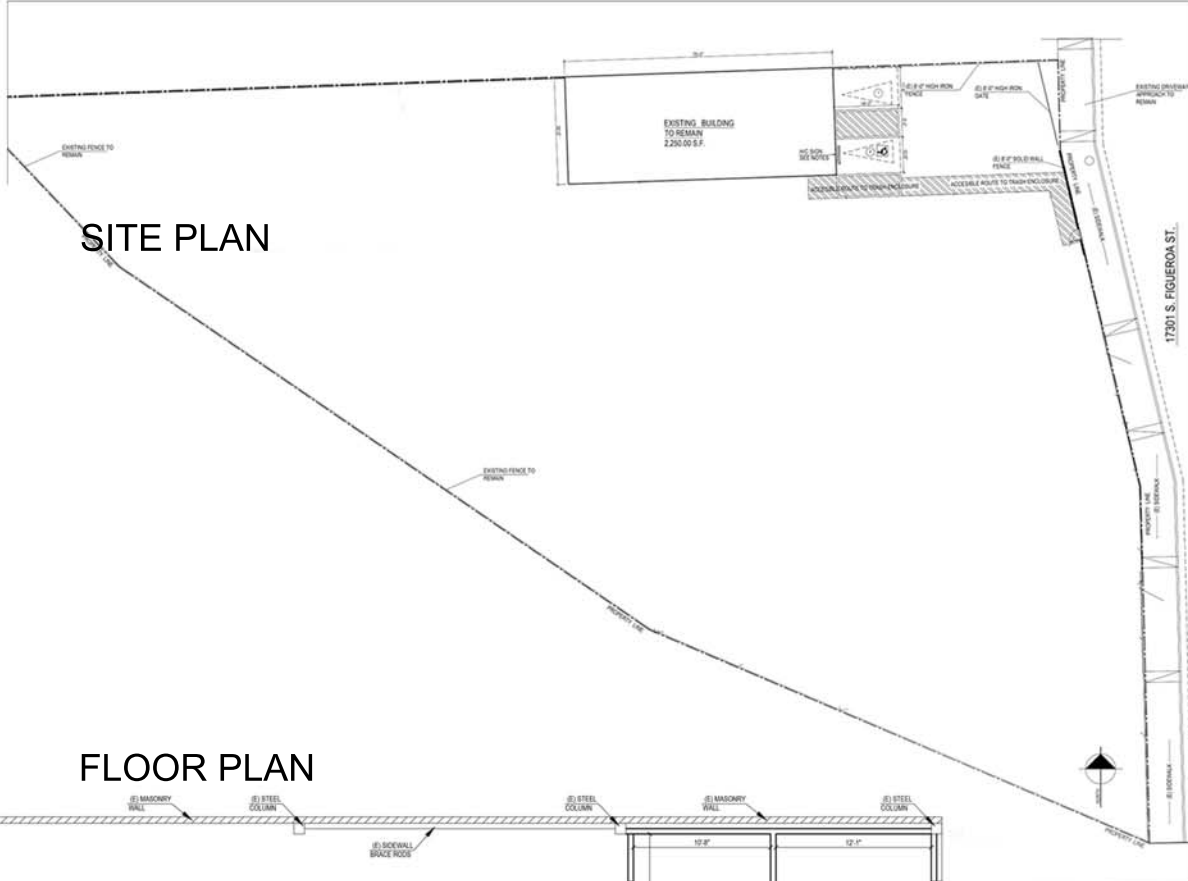
**JAMES KONG**  
310.386.1215

**KEVIN KIM**  
213.268.0442

**MICHAEL SONG**  
310.940.2685



**INDUSTRIAL LAND / TRUCK YARD FOR LEASE**  
**17301 S. FIGUEROA ST. , GARDENA CA 90248**



CUP TRUCK FACILITY

17301 S. FIGUEROA ST.  
GARDENA, CA 90248

OWNER - DEVELOPER  
JMPM LLC  
2203 W 190TH ST  
TORRANCE CA 90504  
JAMES KONG  
PH: (310) 767 9600

SCALE AND REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN 1/8" = 1'-0" SCALE

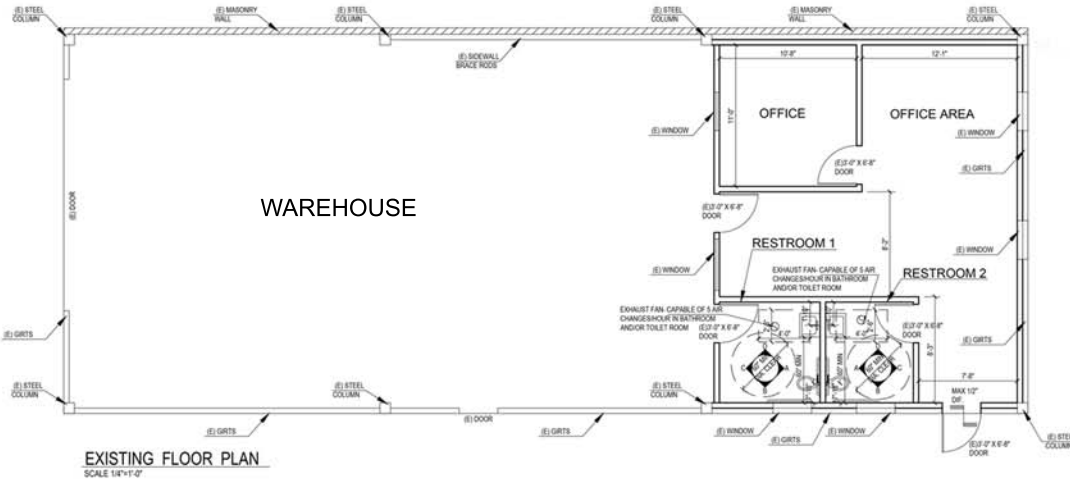
DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

REVISIONS:


A-1

**FLOOR PLAN**



EXISTING FLOOR PLAN  
SCALE 1/8" = 1'-0"

**JAMES KONG**  
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