

INDUSTRIAL

FOR LEASE OR SALE

AVAIL SF: 20,188

TOTAL BLDG SF: 20,188



ADDRESS 15821 S BROADWAY AV, GARDENA CA ZIP 90248

Unincorporated L.A. County Location
Free Standing CTU on 1.01 Acre Lot
G.L. & Dock Hi Loading (Exterior Truck Well In Yard)
Sprinklered / 30 Car Parking
Excellent Access to (110), (105) & (91) Fwys.

LEASE RENTAL \$ 10,500 /mo Gross **0.520** Net _____ Term **3 Yrs or Longer**
SALE PRICE \$ 1,550,000 Price/SF \$ **76.78** Possession **COE** Tax \$ **9,693.00** Yr **2010-2011**
 Avail SF **20,188** Power A **400** V **240-240** Ø **3** W **3**
 Min. SF **20,188** Heat **NONE** Cooling **NONE** PWR Notes **VERIFY**
 Land SF **44,100** Truck Hi Pos **1** Dim **Ext. Truckwell**
 Const **CTU** Roof **LAM** Grd Lev Drs **3** Dim **12x14**
 Rail **NONE** Unfin Ofc Mezz SF **0** Incl in Avail SF **N** Restrooms: **3**
 Sprinklered **YES** Min Clear Height **16** **OFFICE DATA** Office SF **2,500** # **11**
 Pkg **30** Yard **Yes-Paved** Yr Blt **1965** A/C **Y** Heat **Y** Fin Ofc Mezz SF **0** Incl in Avail SF **N**
 Thomas Bk Pg# **734-C5** Zone **M2** To Show **Lock Box - VERIFY** Sp. Feat. **FREE, YARD**
AGENT Douglas E Wells (562)908-6012 x203 Region **S** Listing # **1243646**
 FIRM **Penta Pacific Properties** **04/15/11**
 FTFC **CB250Y200S300/AOAA** Notes **Combo Lock Box - Please call broker for alarm code. Property to be refurbished. Sp. Feat: Paved Yard. Warehouse Heating: Other.**

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
© American Industrial Real Estate Association



