

1204 W. Gardena Blvd., # A, Gardena, CA 90247 | 310-451-8121

Klein Commercial Real Estate

Available SF

7,350 SF

Industrial For Lease

Building Size 52,000 SF



Property Name: Address: Cross Streets:

Avalon Distribution Center 14458 S Avalon Blvd, Gardena, CA 90248 S Avalon Blvd/E Rosecrans Ave

2 Dock High Positions Per Unit 24' Minimum Clear Height, Sprinklered 2008 Construction Designed for Distribution - 110/105 Intersection Concrete Yard Area - 115' Truck Court 3 Bathrooms; Shop Sink; 480 V Power

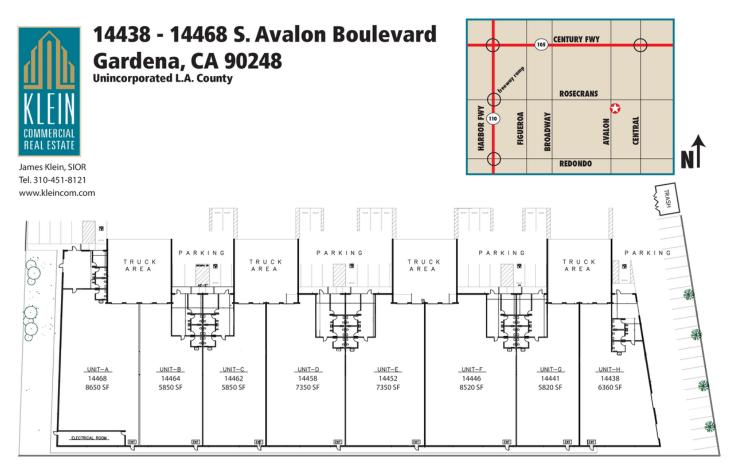
Lease Rate/Mo:	\$12,863	Sprinklered:	Yes	Office SF / #:	750 SF / 2
Lease Rate/SF:	\$1.75	Clear Height:	24'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	7,350 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	7,350 SF	A: 400 V: 240 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 2008	Include In Available:	No
Sale Price:	NFS			Possession:	05/31/2025
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:		Parking Spaces: 10	/ Ratio: 1.4:1/	To Show:	Call broker
Yard:	Fenced/Paved	Rail Service:	No	Market/Submarket:	Gardena/North Compton
Zoning:	ML	Specific Use:	Warehouse/Distribution	APN#:	6137006044,6137006037,61
Listing #:	42336053	Listing Date:	04/09/2025		







4/15/2025 This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



Each unit has: 2 dock-hi positions 750 sf of offices* 3 bathrooms 115' minimum for truck manuevering

*except unit "A" - 1,000 sf offices.







4/15/2025 This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.