

Available SF 7,350 SF

Industrial For Lease

Building Size 52,000 SF



Property Name: Avalon Distribution Center
Address: 14458 S Avalon Blvd, Gardena, CA 90248
Cross Streets: 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
Lease Rate/SF: \$1.75
Lease Type: Gross
Available SF: 7,350 SF
Minimum SF: 7,350 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: ML

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 0
DH Doors/Dim: 2
A: 400 V: 240 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 2008
Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 1.4:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 750 SF / 2
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/31/2025
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6137006044,6137006037,61

Listing #: 42336053

Listing Date: 04/09/2025

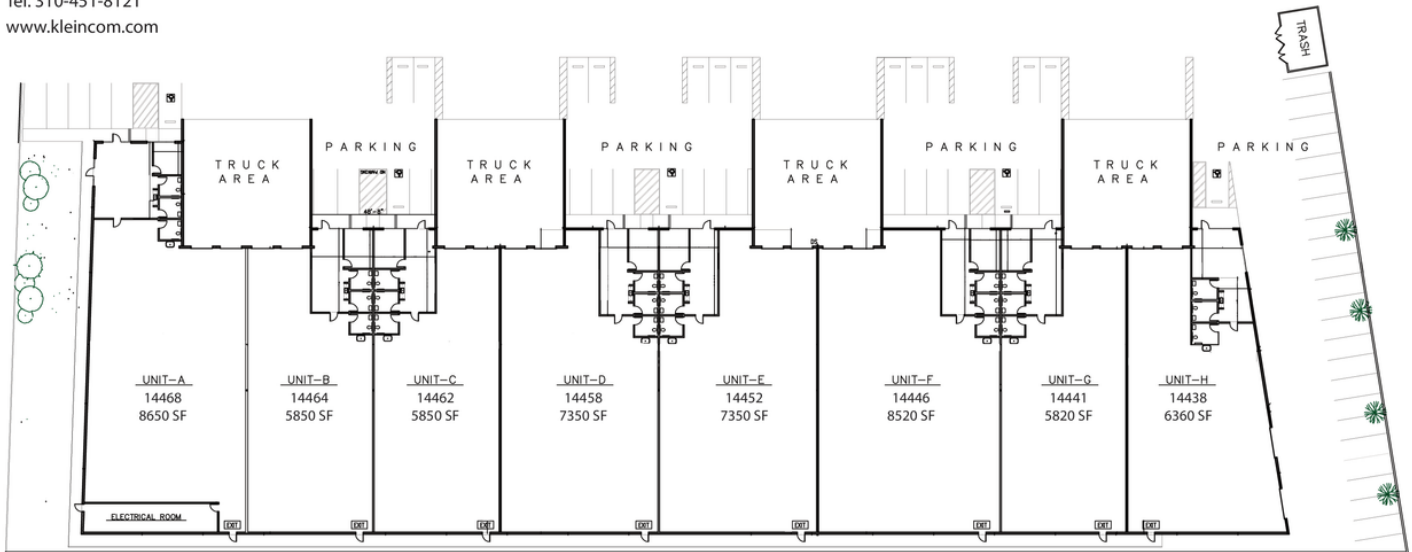
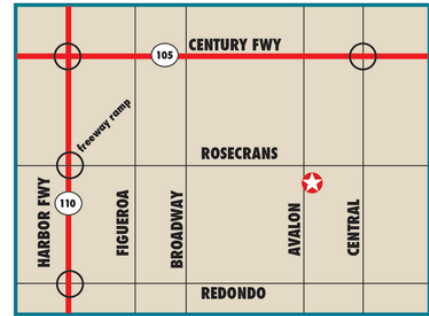

Jim Klein
 jimklein@kleincom.com
 310-493-0053



14438 - 14468 S. Avalon Boulevard Gardena, CA 90248

Unincorporated L.A. County

James Klein, SIOR
Tel. 310-451-8121
www.kleincom.com



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

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



Jim Klein
jimklein@kleincom.com
310-493-0053