

Available SF: 6,500

Total Building SF: 21,575



**Address:** 415 E Alondra Blvd, Unit 1/2, Gardena, CA 90248  
**Cross Streets:** E Alondra Blvd / S Maple Ave

**Stunning Creative Office Loft / Showroom**  
**Polished Concrete and Hardwood Floors**  
**Additional 2,500 SF Warehouse Units Available**  
**400 Amps - 277/480 Volts Individually Metered**  
**No Gross Receipts Tax**

**Lease Rate/Mo:** \$6,773  
**Lease Rate/SF:** \$1.04  
**Lease Type:** Gross  
**Terms:** 3 Years or Submit  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$6,329, 2015  
**Available SF:** 6,500  
**Minimum SF:** 6,500  
**Prop Lot Size:** --  
**Yard:** Fncd/Pvd  
**Zoning:** LCM1

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1982  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 1 / --  
**Dock High/Dim:** 0 / --  
**Clear Height:** 14  
**Heat/Cool:** Heating Ventilation AC  
**Roof Type:** --  
**A:** 400 **V:** 277-480 **Ø:** TBD **W:** 4  
**Parking Spaces:** 15 / **Bldg Ratio:** 3:1  
**Rail Service:** No  
**Specific Use:** Bulk WHSE

**Office SF / #:** 3,963 / 2  
**Restrooms:** 2  
**Office Air:** Yes      **Office Heat:** Yes  
**Finished Ofc Mezz:** 1,963 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**To Show:** Lock Box  
**Region:** LA South/Carson-  
Compton/Rancho Dominguez  
**Thomas Guide:** 734-D6  
**APN#:** 6125-008-003

**Listing Company:** Commercial Property Group - Los Angeles (310) 390-7722

**Agents:** Gary Blau (310) 390-7722x120

**Property/Listing/Ste #:** 702977/1551627/2493560

**Listing Date:** 11/13/2015

**FTCF:** CB250Y150S000/OAA

**Notes:** Please call agent to show. Cam Charges: \$0.07 PSF. Property Lot Size: POL. Special Features: Paved Yard.

