



Klein Commercial Real Estate

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

Available SF 6,360 SF

Industrial For Lease

Building Size 52,000 SF

**Property Name:**

Avalon Distribution Center

**Address:**

14438 S Avalon, Gardena, CA 90248

**Cross Streets:**

S Avalon Blvd/E Rosecrans Ave

Best Small Distribution Space in Los Angeles  
 Two (2) Dock Hi Positions per Unit  
 24' Minimum Clear Height, Sprinklered  
 Concrete Yard Area – 115' Truck Court  
 Three (3) Bathrooms; Shop Sink; 200 AMPs / 480 V Power  
 Designed for Distribution – 110/105 Intersection

**Lease Rate/Mo:** \$12,720  
**Lease Rate/SF:** \$2.00  
**Lease Type:** Gross / Op. Ex: \$0.08  
**Available SF:** 6,360 SF  
**Minimum SF:** 6,360 SF  
**Prop Lot Size:** POL  
**Term:** 5 Year  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** ML

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 2  
**A: 200 V: 480 O: 3 W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1987R08  
**Whse HVAC:** No  
**Parking Spaces:** 6 / **Ratio:** 0.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 0 SF / 750  
**Restrooms:** 3  
**Office HVAC:** None  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 08/01/2022  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6137005027

**Listing Company:** Klein Commercial Real Estate  
**Agents:** [Jim Klein 310-451-8121](mailto:jimklein@kleincom.com)  
**Listing #:** 31716129  
**Notes:** Call broker for commission information.

**Listing Date:** 07/08/2022**FTCF:** Call Broker/AOAA

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