

14826 S Avalon Blvd, Gardena, CA 90248

2.05 Acres Available

**FOR LEASE**

### Industrial Land for Lease – Available Immediately

2.05 Acres Yard (89,298 Sq-ft) - Unincorporated LA County

\*Secured Perimeter with AMAROK Electric Fencing\*

CUP Grant to 2035 for Trucks, Buses, and Vehicle Storage - 96

Spaces Immediate Access to 110 & 105 Freeways

Low OPEX: \$0.05 PSF per Month

New Rate: \$0.75 NNN per Square Foot per Month

Available Immediately



**For More Information, Please Contact:**

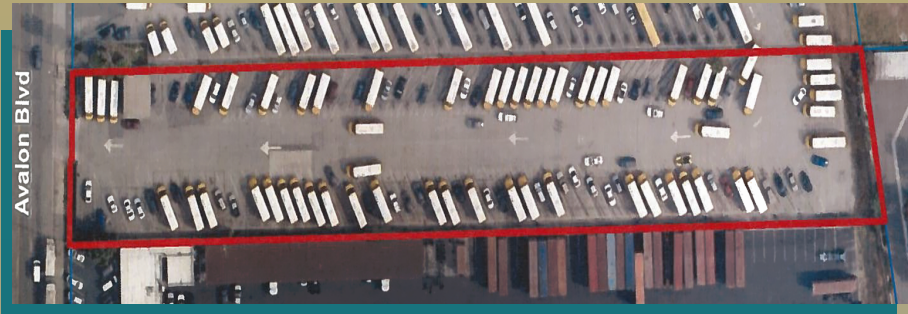
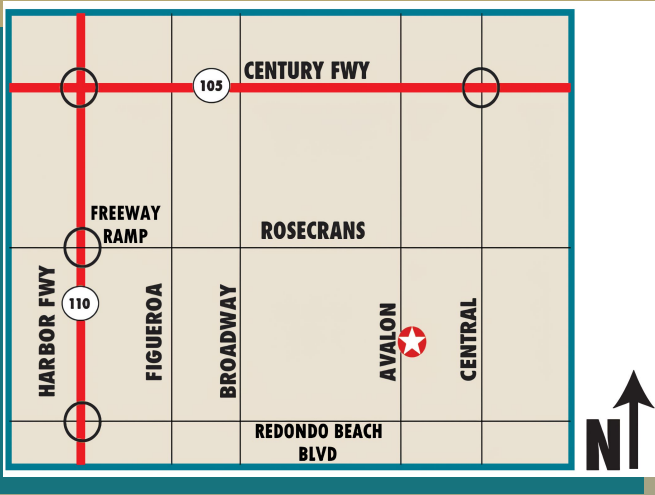
**Jim Klein, SIOR; 310-451-8121**

**[jimklein@kleincom.com](mailto:jimklein@kleincom.com)**

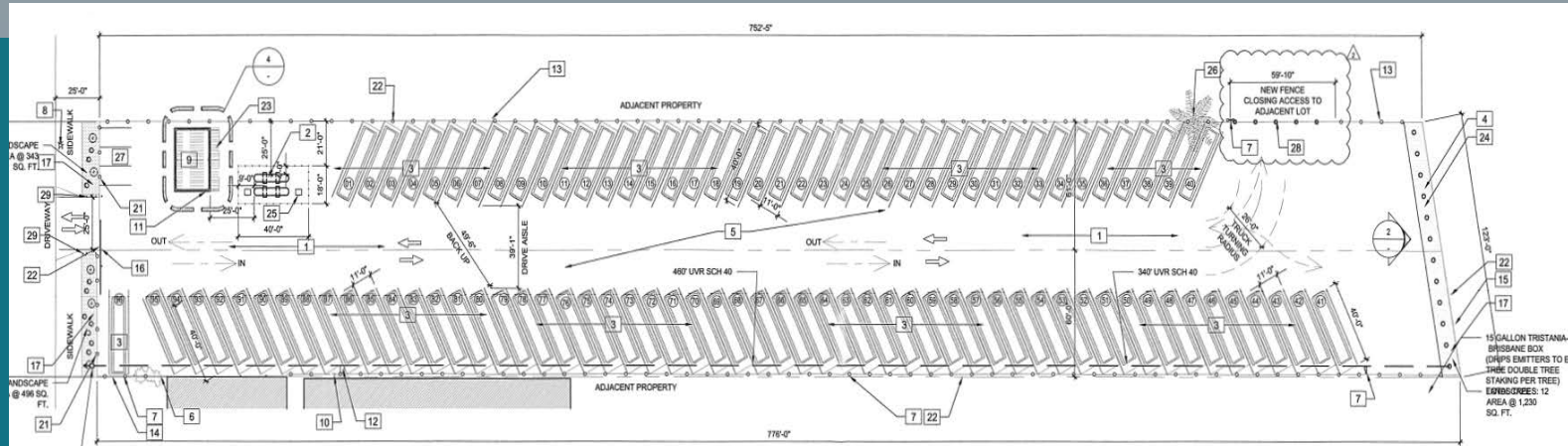


\*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental, improvements and any other conditions that affect the Tenant's use and occupancy of the property.





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REMOVE ALL EXISTING BARB WIRE FROM ALL FENCES AND WALL

BUS STALLS: 96