



FOR LEASE

87,307 SF Industrial Lot

14500 S. Avalon Blvd, Gardena, CA

AVAILABLE



14500 S. Avalon Blvd., Gardena , CA – 87,307 Square Feet For Lease – 2.29 Acres

Rare Flag Lot Parcel

Central Location near 110 Freeway and 105 Interchange – Unincorporated Los Angeles County

13 Miles to Downtown Los Angeles; 11.5 Miles to LAX; 16 Miles to Harbor

Ideal Storage Lot for Contractors, Material and Equipment Storage, Rental, Outside Uses

M-1 Zoning – Los Angeles County

Minimal Improvements – Small Office Trailer with Utilities; Mostly Unpaved; Fenced and Secluded

For Lease at \$35,000 per Month NNN; \$0.40 Gross

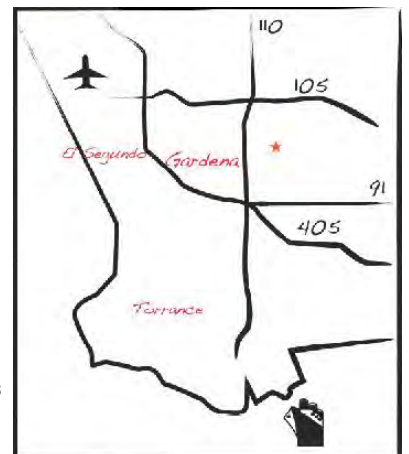
For Sale at \$6,550,000 (\$75.00 PSF)

Low Property Taxes – \$100 per Month

For More Information, Please Contact:

Jim Klein, SIOR; 310-451-8121;

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.

Klein Commercial
Real Estate, Inc.
1204 W. Gardena Blvd, #A
Gardena, CA 90247
Tel. 310-493-0053
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Klein Industrial Property Listings

23,500 SF

36,000 SF

2.9 Acres

4.6 Acres
4.6 Acre Site - Infill Los Angeles

57,700 SF

Map labels include: ROSEWOOD, COMPTON, FREEWAY CIRCLE, HERMOSILLO, JORDAN, GRANT, LONGWOOD, MORTON, and various streets like E Alondra Blvd, W Compton Blvd, and Alondra Blvd.

Logos for Larry Flynt's Lady Casino, Compton/Woodley Airport, Crystal Casino, and Klein Commercial Real Estate are visible.

On-the-Ground Building Analytics

Search Address: [] Reset Map

270 E Redondo Beach Blvd, Gardena, CA 90248 - 4.4 Acres

2700 S Broadway, Gardena, CA 90248

Please Call or Text: 310-451-8121

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