



# 23,500 SF Industrial Building 14505 S Main St, Gardena, CA Heavy Power



23,500 +/- Square Foot Industrial Building

44,000 +/- Lot – Free Standing Building

Minimum Ceiling Height: 16'10"; 2000 Amps Power 277/480V

Fenced and Secure Yard; M-2 Zoning.

1800 SF of Offices; Separate Shop Bathrooms.

Dock-Hi and Ground Level Loading

Additional 2700 SF of Sprinklered Storage, Not Included in Square Footage

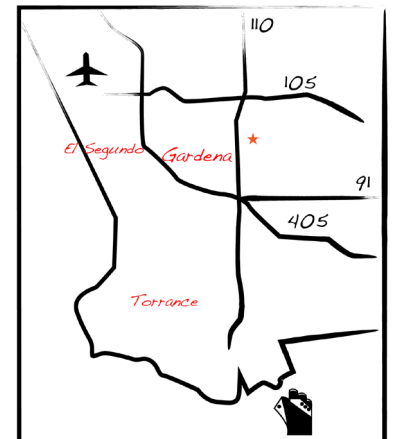
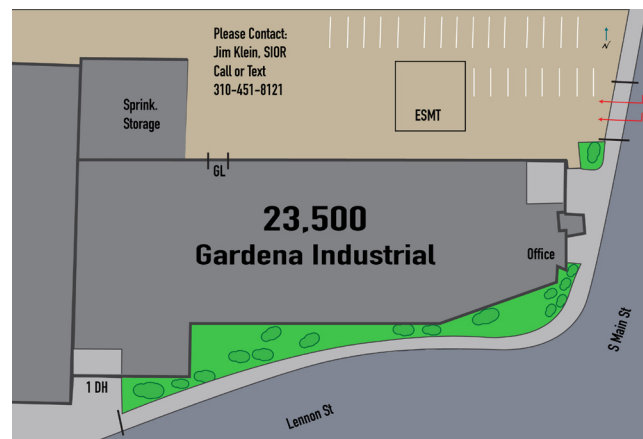
Heavy Power – 2000 AMPS 277/480V

For Lease – \$31,725 per Month Net (\$1.35 PSF/Mo.) with Annual Increases – Low OPEX

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.



# AVAILABLE

Klein Commercial  
Real Estate, Inc.  
1204 W. Gardena Blvd, #A  
Gardena, CA 90247  
Tel. 310-493-0053  
www.kleincom.com

