

400
RBB
REDONDO BEACH BLVD

FOR LEASE

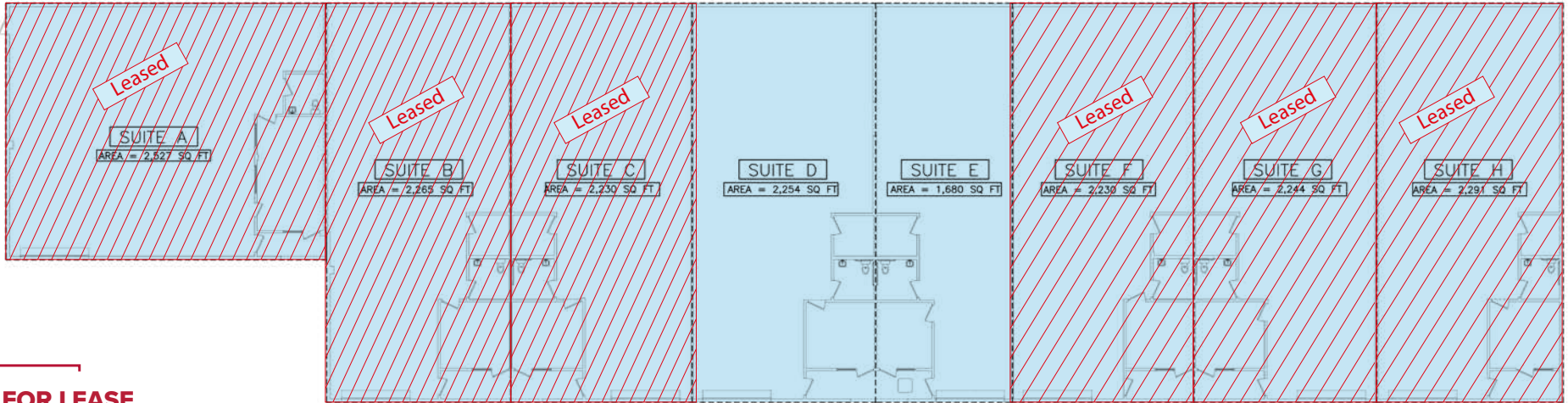
400 W. Redondo Beach Blvd.
Gardena, CA



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SITE-PLAN

• Scale Not Exact



FOR LEASE

- Suite D: ±2,254 Sq. Ft.
- Suite E: ±1,680 Sq. Ft.

Units may be combined for larger configuration

LEASE RATE | Contact broker for more information

For More Information, Please Contact:

TAI NGO, CCIM
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Lee & Associates® Corp. ID #01125429
13181 Crossroads Pkwy. N. Suite 300, City of Industry, CA 91746
P \\ 562.699.7500 F \\ 562.695.3133

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



PROPERTY INFORMATION

Total Building Size:	±17,721 SF
Total Lot Size:	±33,692 Sq. Ft. (0.77 Acres)
Number of Units:	Eight (8)
Clear Height:	16'
Power:	1,200 Amps (Entire Project, 150 Amps per Unit)
Ground Level Loading:	Eight (8)
Dock-High Door:	Possible to add Two (2) Positions <i>Contact agent for more info</i>
Year Built/Reno.:	1987 / 2023 (Renovated)
Zoning:	M-1 (Industrial)
Utilities:	Separate Electric, Water
APN:	6129-004-039

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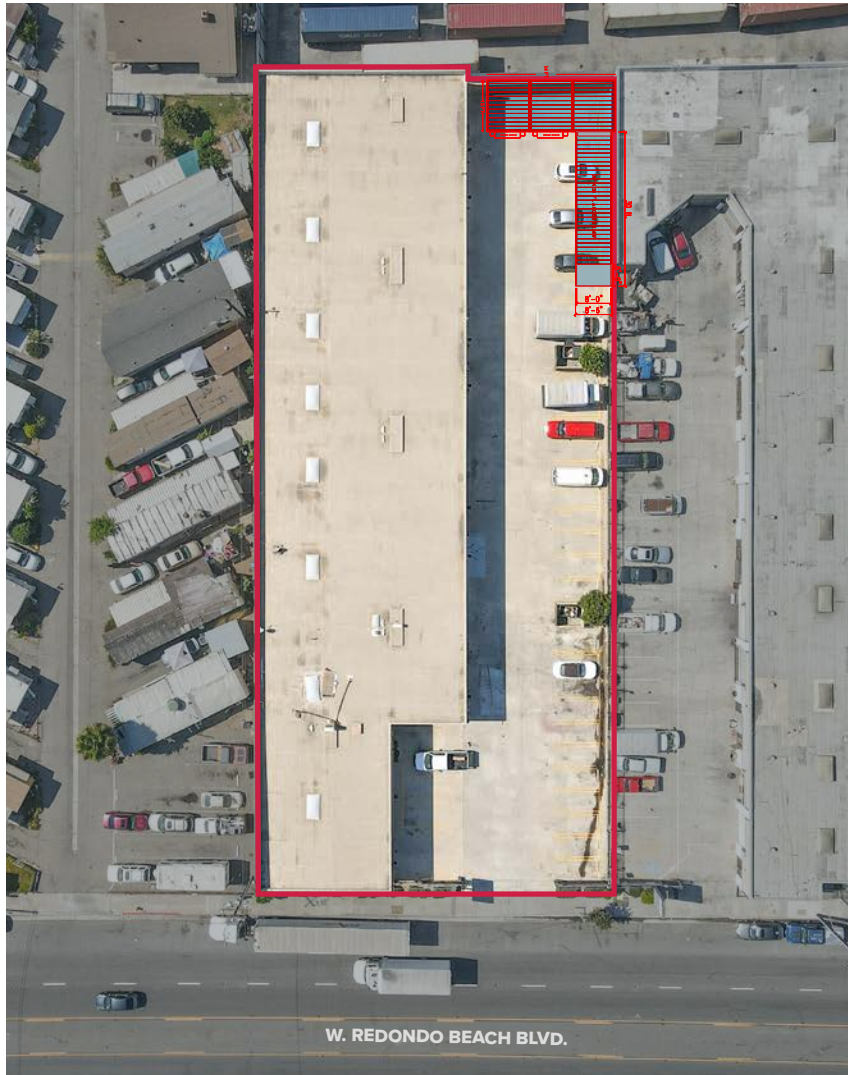
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PROPERTY HIGHLIGHTS

Renovations are currently completed and include the following:

- Interior Improvements: Refurbished office improvements, restrooms, painted warehouse, new LED warehouse lighting, electrical distribution.
- Exterior Improvements: Newly painted, upgraded exterior lighting, and upgraded signage. Existing roof in good condition with no required repairs or maintenance.

Strategic Location

- The Property sits optimally between the Ports of Los Angeles and Long Beach (San Pedro Bay Complex), LAX, Downtown Los Angeles, the Westside and Orange County offering easy access to three major freeways within a couple of miles drive.

Scalable and Adaptable Warehouse Layout

- Grow or shrink warehouse space as needed by your business – rent out unused space and collect income

High-Quality Class B Industrial Warehouse

- Renovations Completed Summer 2023

Efficient Design

- Clear span design with minimal office per unit, sizes averaging +/-2,200 SF

Fully secured 100% reinforced concrete deck/yard

- Parking spaces may be used to store excess containers, trailers, or work vehicles
- Built for heavy traffic and usage

Large Pylon Sign

- Property and Business Identification

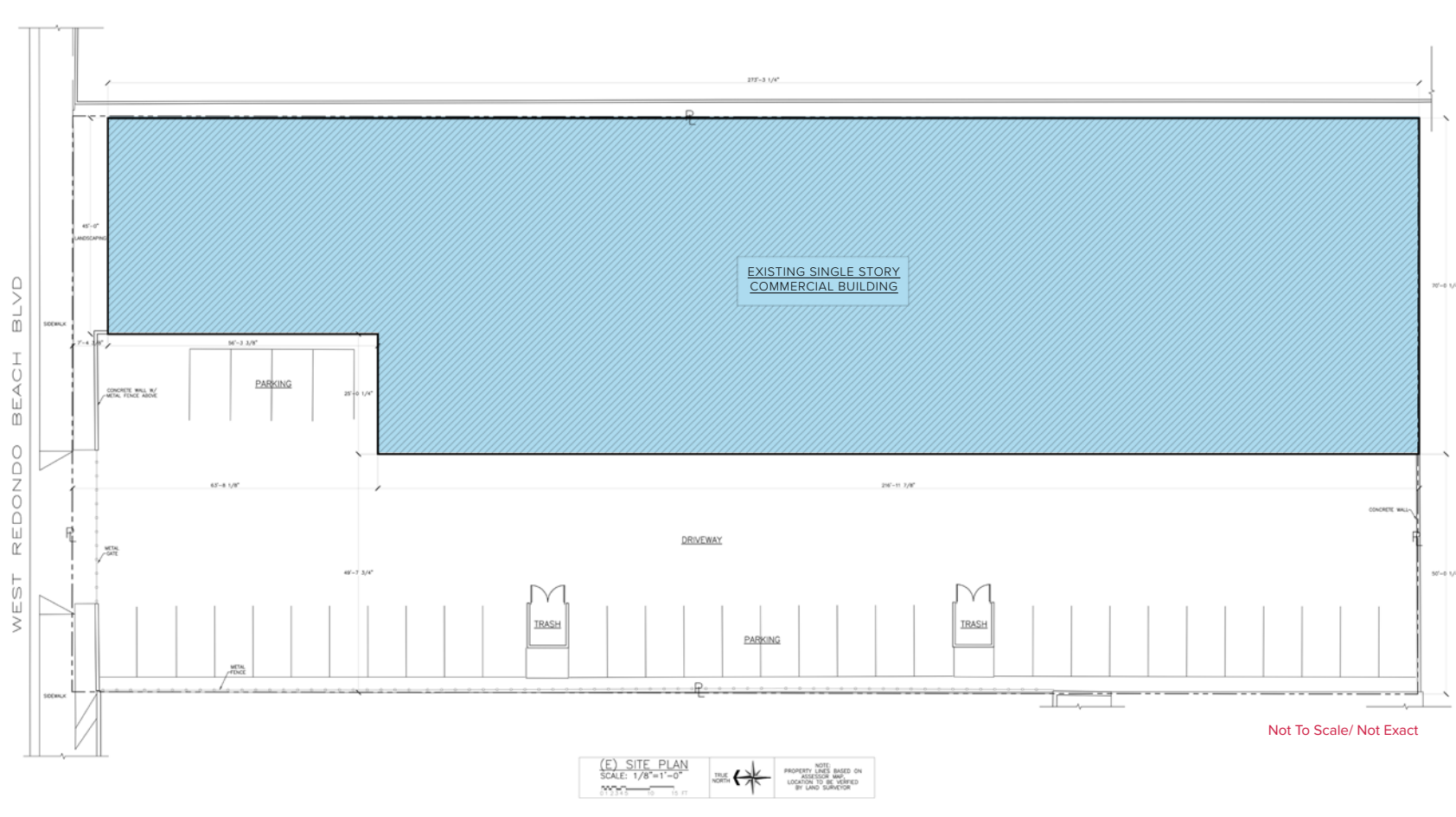
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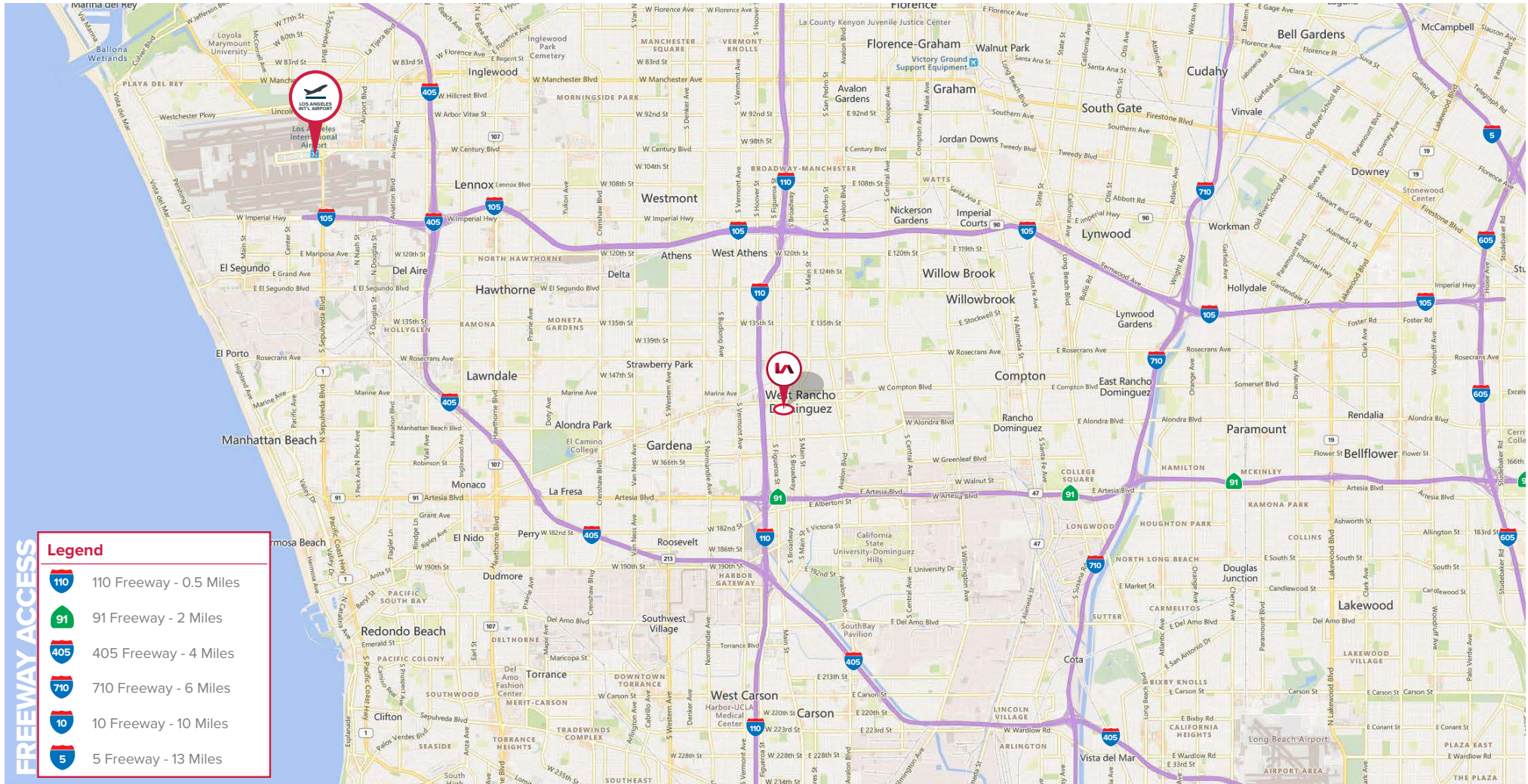
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LOCATION MAP



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INTERIOR PHOTOS



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