

Available SF 17,822 SF

Industrial For Lease

Building Size 143,200 SF

1025 W 190th St Gardena, CA 90248 | 310-538-6700



17145 Margay Ave, Carson, CA 90746

**Lease Rate/Mo:** \$17,644  
**Lease Rate/SF:** \$0.99  
**Lease Type:** Gross  
**Available SF:** 17,822 SF  
**Minimum SF:** 17,822 SF  
**Prop Lot Size:** POL  
**Term:** 1-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:**  
**Zoning:**

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 4  
**A: 400 V: 480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1981  
**Whse HVAC:**  
**Parking Spaces:** 9 / **Ratio:** 0.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,022 SF  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7319-004-058