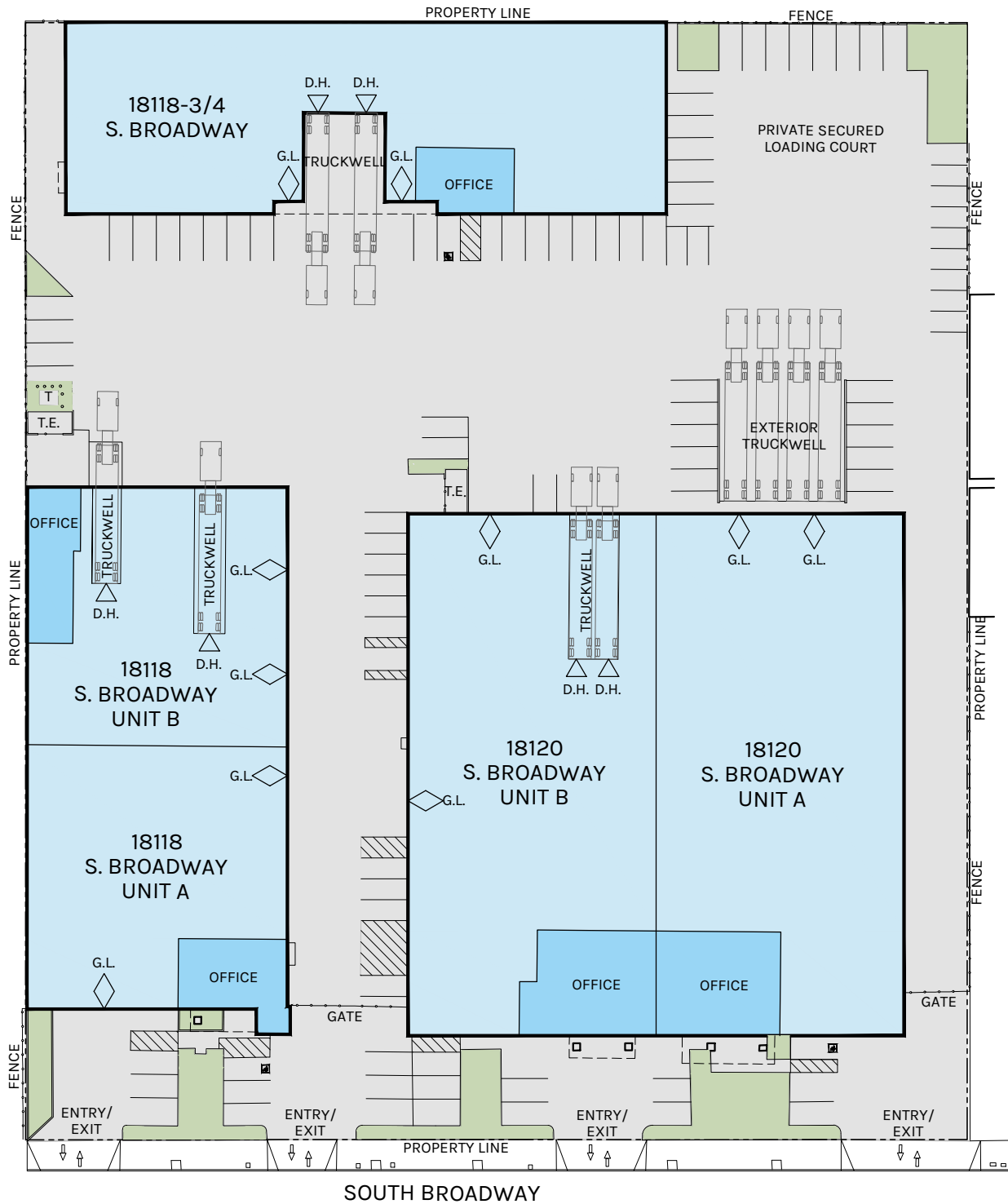




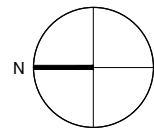
18118 - 18120 S Broadway St, Site Plan

Gardena, CA



PLAN LEGEND

- G.L.
◇ GRADE LEVEL DOOR SYMBOL
- D.H.
▽ DOCK HIGH DOOR SYMBOL
- T.E.
□ TRASH ENCLOSURE



SCALE: 1" = 60'-0"



18120 S Broadway St, Unit B

Gardena, CA

Total Building SF
22,000

Warehouse SF
17,838

Office SF
4,162

- **Ground Floor Office:** 2,162 SF
- **Mezzanine Office:** 2,000 SF

- **Dock High Doors:** 1
 - Dock High Positions:** 2
(2 edge of dock levelers)
- **Grade Level Doors:** 2

- **Fire Protection:** Fully Sprinklered

Density 0.37/ 2,000

The fire sprinkler system consists of standard spray upright sprinklers (K8.0) with a 286°F temperature rating.

- **Clear Height:** 18'

- **Gas:** Available onsite.

- **Electrical:** 277/480V, 3-phase, 4-wire electrical system with a 1600A, 480V, 3P, 3W switchboard. Unit B is fed from a dedicated pole-mounted service rated at 167 kVA (approximately 200A).

*Maximum electrical capacity is subject to switchgear, transformer, underground pull section, and utility availability/capacity. Tenant and Broker to confirm with utility their requirements (including timing of said requirements) to meet their operational needs. Landlord will reasonably cooperate with Tenant to achieve Tenant's power needs.

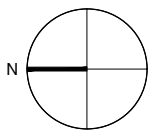
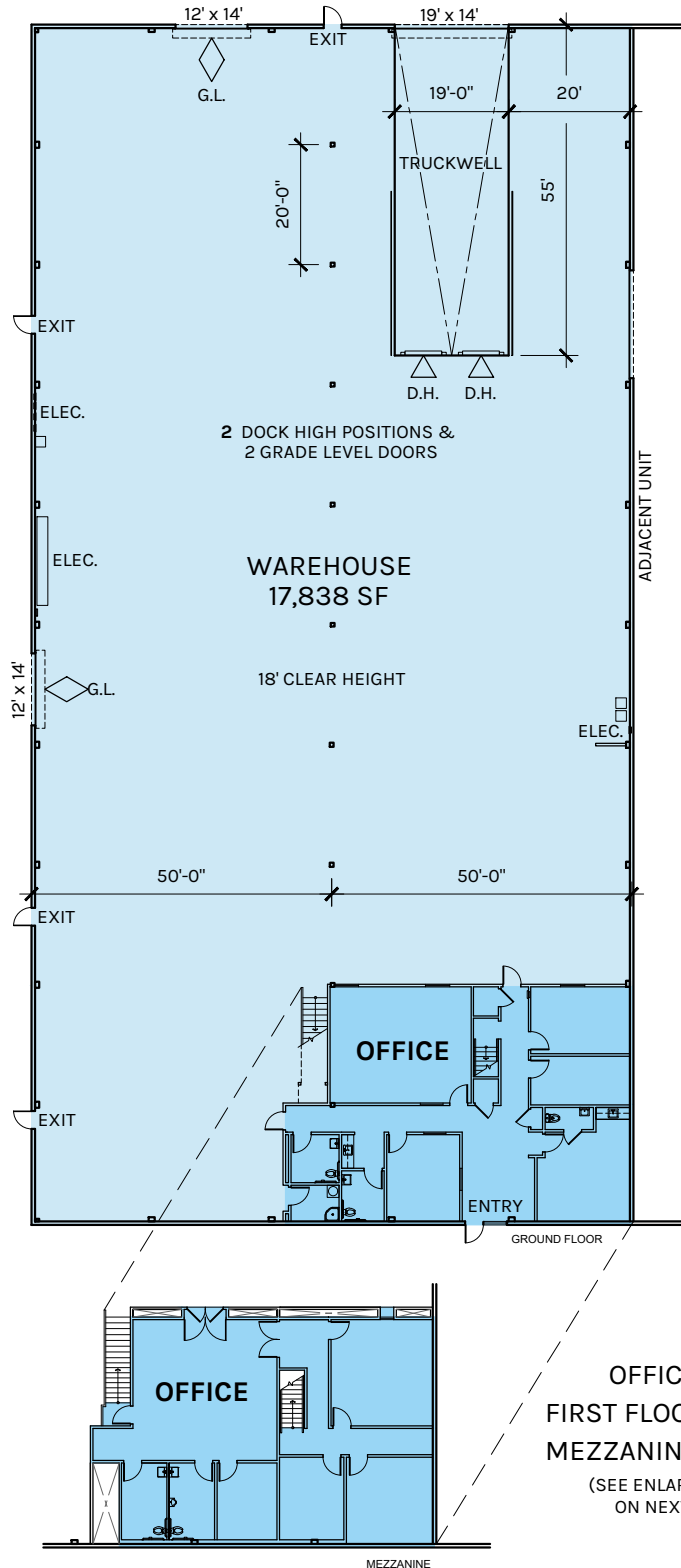


18120 S Broadway St,
Unit B
Gardena, CA

Overall Floor Plan

22,000 SF

WAREHOUSE: 17,838 SF
GROUND LEVEL OFFICE: 2,162 SF
MEZZANINE LEVEL OFFICE: 2,000 SF
TOTAL: 22,000 SF



SCALE: $\frac{1}{32}" = 1'-0"$

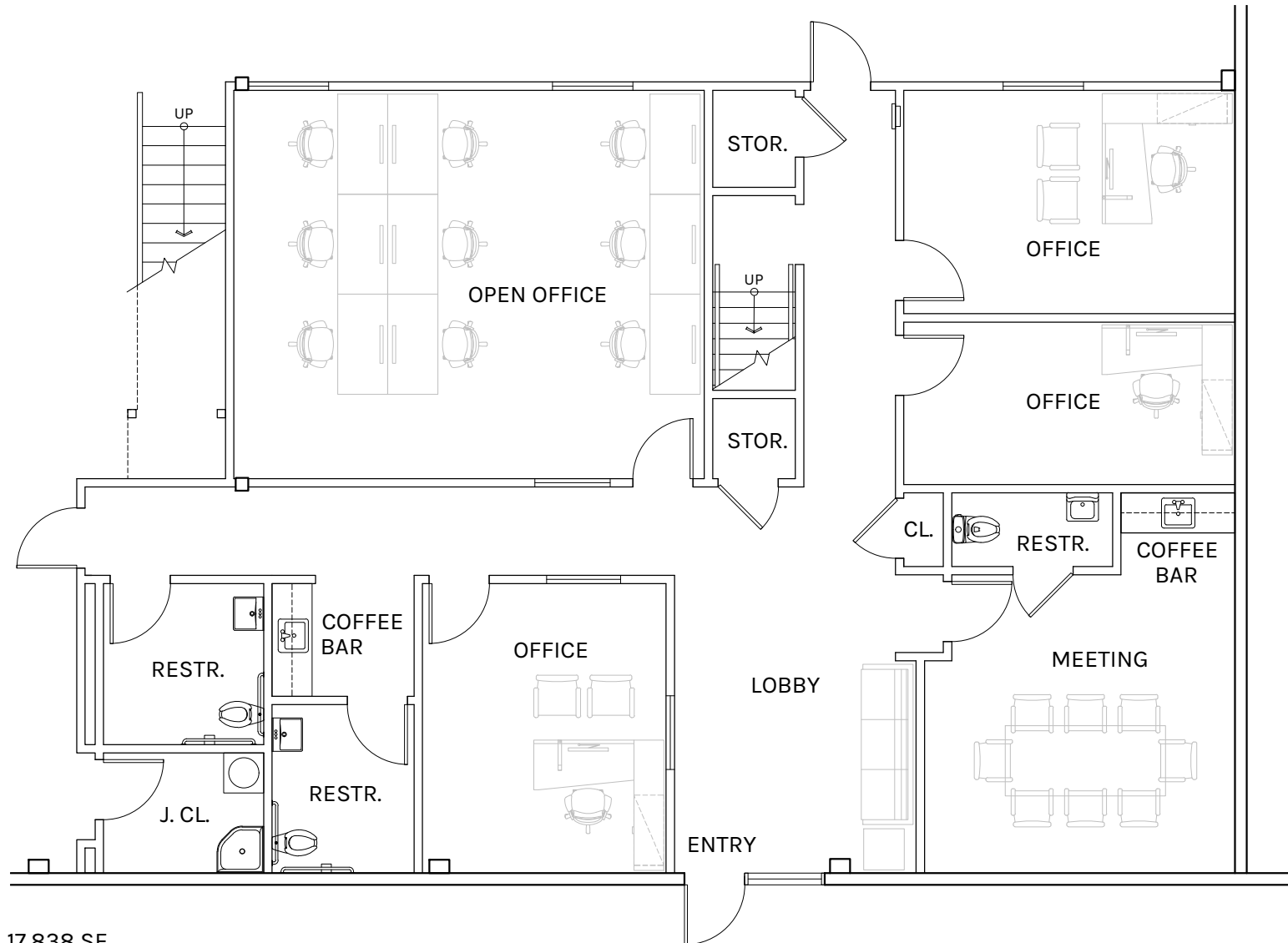
OFFICE AREA
FIRST FLOOR - 2,162 SF
MEZZANINE - 2,000 SF
(SEE ENLARGED PLANS
ON NEXT PAGES)



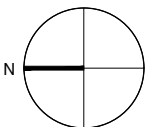
18120 S Broadway St,
Unit B
Gardena, CA

First Floor Office Plan

2,162 SF



WAREHOUSE: 17,838 SF
GROUND LEVEL OFFICE: 2,162 SF
MEZZANINE LEVEL OFFICE: 2,000 SF
TOTAL: 22,000 SF



SCALE: 1/8" = 1'-0"

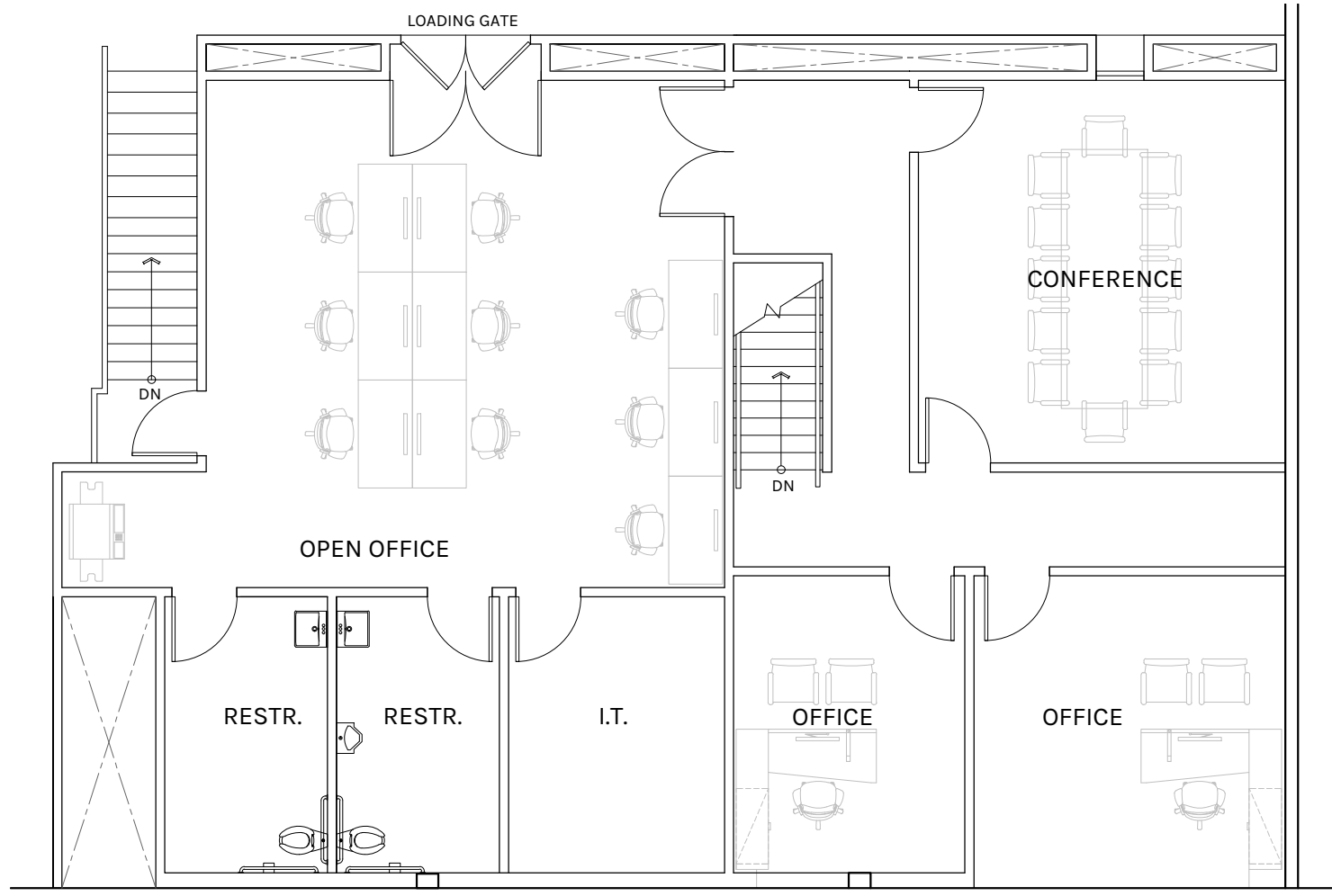
Plan layout subject to field conditions and may differ from plan as shown. All information presented on this drawing is presumed to be accurate, however tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on plan are for concept only and will be tenant provided.



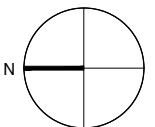
18120 S Broadway St,
Unit B
Gardena, CA

Second Floor Office Plan

2,000 SF



WAREHOUSE: 17,838 SF
GROUND LEVEL OFFICE: 2,162 SF
MEZZANINE LEVEL OFFICE: 2,000 SF
TOTAL: 22,000 SF



SCALE: 1/8" = 1'-0"

Plan layout subject to field conditions and may differ from plan as shown. All information presented on this drawing is presumed to be accurate, however tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on plan are for concept only and will be tenant provided.