

141 E 157th St

141 E 157th St, Gardena, CA 90248

Presented By:
DREAM Dream Commercial
COMMERCIAL



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Property Details

This industrial property is situated in a convenient location in unincorporated Los Angeles County (Gardena address) just a few minutes from 110, 91, and 405 fwy. The property is approximately 28,620 sq ft, which includes approximately 960 sq ft of front office space. One section of the building has 1200 amps, and another section has 600 amps making it suitable for a variety of applications. The building has a fire sprinkler system and 4 drive-ins with roll-up doors. Ceiling height varies from 15 to 18 ft. Lot size is approximately 52,911 sq ft with 40 parking spots.

Space has 3 sections and may be divisible for the right tenants. Refer to attached site plan. Tenant may lease 1, 2, or all 3 sections for a total of 28,620 sq ft. Each section is approximately 9,540 sq ft. All offers will be considered.

Recent upgrades (2022) include:

- New roof
- New HVAC system for the office
- New LED lights throughout the warehouse
- Striped parking lot in the front and rear
- Paint throughout the warehouse interior

Disclaimer: Prospective Tenants are advised to conduct their own inspection on all aspects of the property to ensure it suits their needs. Broker or its agents have not verified and will not verify any information.

Price: \$17.40 /SF/YR

- Great location with convenient freeway access (110, 91 & 405)!
- 28,620 sq ft of space includes 960 sq ft office space!
- 1200 Amps and 600 Amps of electricity!
- New Roof, HVAC, LED Lights!

View the full listing here: <https://www.loopnet.com/Listing/141-E-157th-St-Gardena-CA/24824429/>

Rental Rate:	\$17.40 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	28,620 SF
:	
Year Built:	1963
Rental Rate Mo:	\$1.45 /SF/MO

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Listing space

1st Floor	Space Available:	28,620 SF
	Rental Rate:	\$17.40 /SF/YR
	Date Available:	30 Days
	Service Type:	Triple Net (NNN)
	Office Size:	960 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	Negotiable

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Location



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Property Photos



Building front



Section A 9540 sq ft

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Property Photos



Section B 9540 sq ft

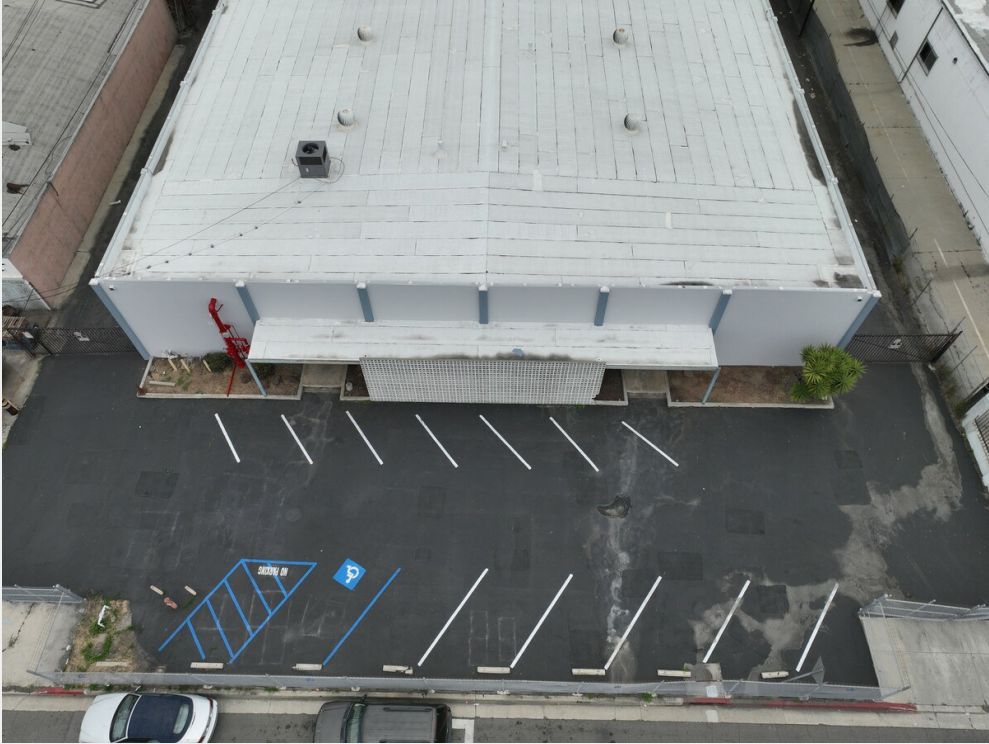


Section C 9540 sq ft

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Property Photos



Front parking lot



Rear parking lot

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Property Photos



Office entry



Office hallway

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Property Photos



Main office



Private office

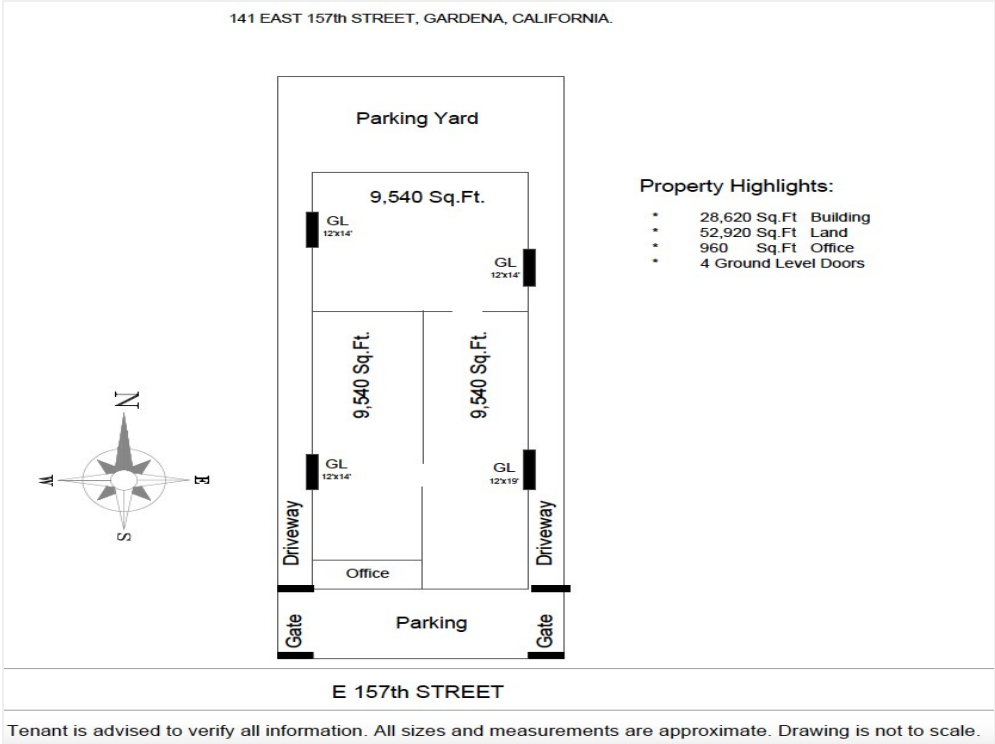
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Property Photos



Private office



Site plan

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