

1600 W 135th St

Gardena, CA 90249



U/C starting April 2026

FULLY ENTITLED

190,860 RSF for **LEASE**

Approved CUP in place for warehouse/distribution

OMP

 **Invesco**

 **CUSHMAN &
WAKEFIELD**

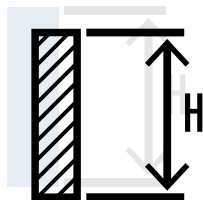
Building SPECS

BUILDING SIZE:	190,860 SF
LOT SIZE:	8.46 AC
ZONING:	M2
CLEAR HEIGHT:	36'
OFFICE SF:	10,000 SF (Expandable)
PARKING SPOTS:	220 spots on site
DOCK DOORS:	22
GRADE LEVEL:	2
TRAILER PARKING:	Ability to convert 34 parking stalls to 17 trailer stalls
POWER:	1200 Amps
SPRINKLERS:	ESFR
DIMENSIONS:	350' x 512'
COLUMN SPACING:	56' x 60'
EV CHARGING STATIONS:	22 stations



LOCATION

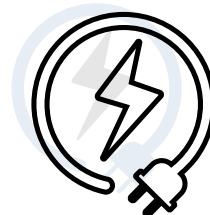
9.5 miles to Port of
LA & Long Beach
5 miles to LAX



UP TO

36'

Clear Height



POWER

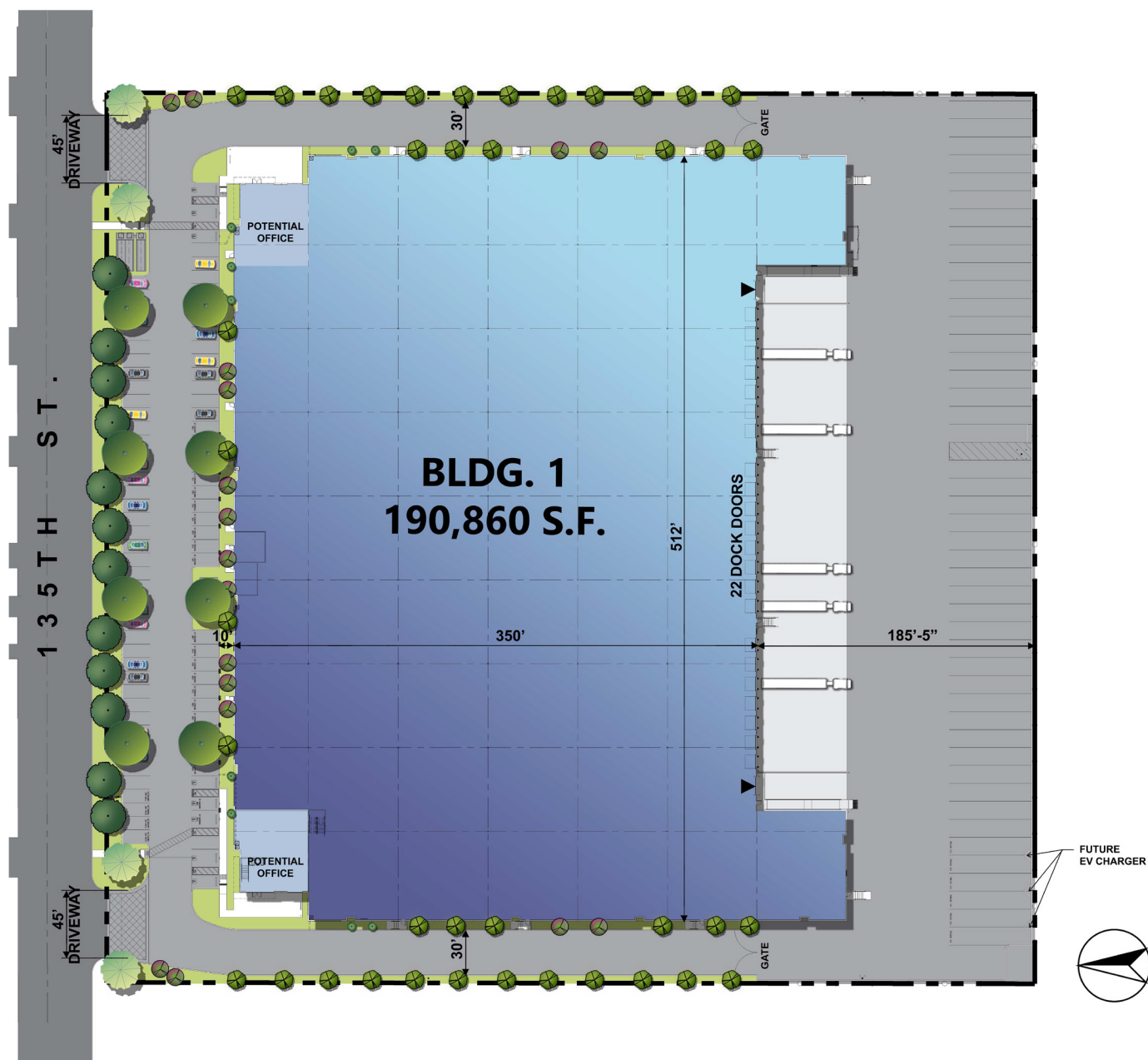
1,200 Amps



PARKING

220 Spots on Site

Site PLAN



Location MAP



1600 W 135th St
Gardena, CA 90249

PACIFIC OCEAN

1600 W 135th St

Gardena, CA 90249



For More Information, Please Contact:
+1 310 826 7826

STEVE BOHANNON

Executive Managing Director
steve.bohannon@cushwake.com
Lic. 01086195

MIKE CONDON JR.

Executive Vice Chairman
mike.condon@cushwake.com
Lic. 01884476

OMP



Invesco



**CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 06/14/23