

1600 W 135th St

Gardena, CA 90249



FULLY ENTITLED

190,860 RSF for **LEASE**

Approved CUP in place for warehouse/distribution

OMP

Invesco

CUSHMAN & WAKEFIELD

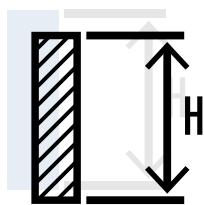
Building SPECS

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

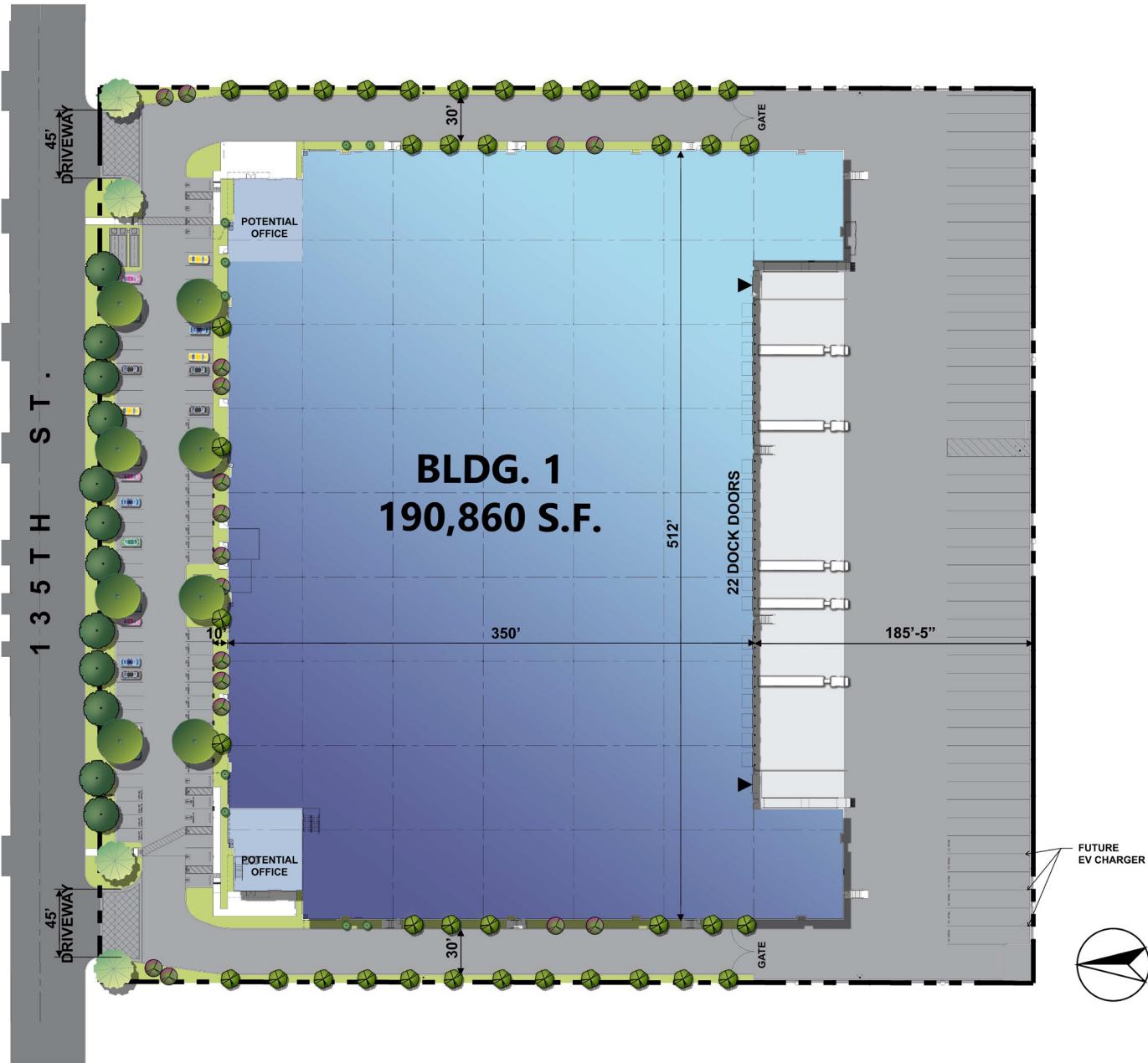
1,200 Amps



PARKING

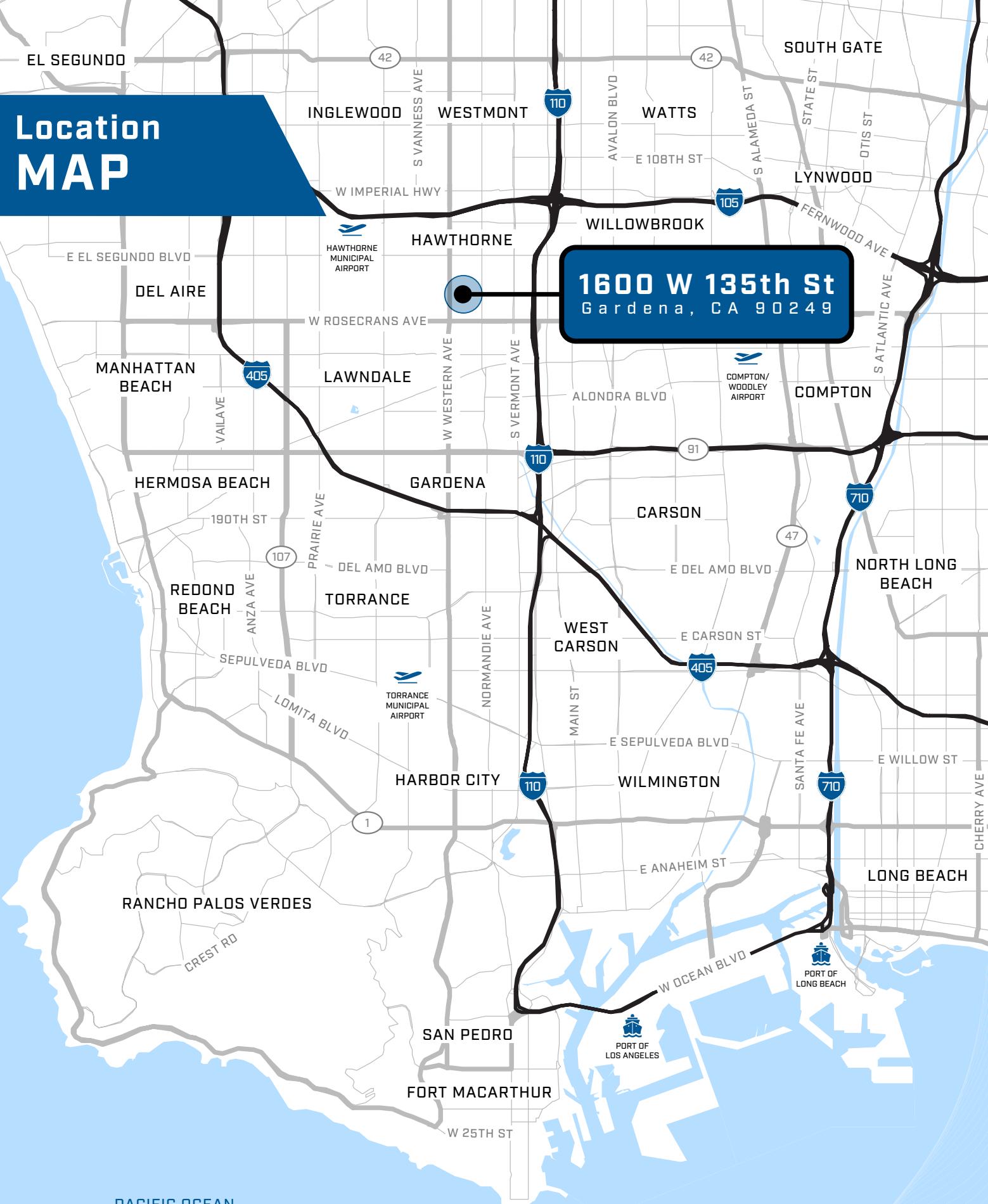
220 Spots on Site

Site PLAN



Location MAP

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Gardena, CA 90249



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For More Information, Please Contact:
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