

Available SF 18,450 SF

Industrial For Sale

Building Size 18,450 SF



Address: 1100-1102 W 135th St, Gardena, CA 90247

Cross Streets: W 135th St/Vermont Ave

Two Building Compound (10,000 SF & 8,450 SF)  
Industrial Uses Grandfathered Per City of Gardena  
Property Refurbished in 2021

Sale Price: \$5,700,000.00  
Sale Price/SF: \$308.94  
Available SF: 18,450 SF  
Prop Lot Size: 0.87 Ac / 38,054 SF  
Taxes: \$44,866 / 2024  
Yard: Fenced / Paved  
Zoning: C3

Sprinklered: No  
Clear Height: 14'  
GL Doors/Dim: 4 / 12' x 12'  
DH Doors/Dim: 0  
A: 800 V: 277/480 O: 3 W: 4  
Construction Type: Concrete  
Const Status/Year Blt: Existing / 1971R21

Whse HVAC:  
Parking Spaces: 22 / Ratio: 1.2:1  
Rail Service: No  
Specific Use: Warehouse/Office

Office SF / #: 1,869 SF  
Restrooms: 4  
Office HVAC: Heat & AC  
Finished Ofc Mezz: 0 SF  
Include In Available: No  
Unfinished Mezz: 700 SF  
Include In Available: No  
Possession: COE  
Vacant: No  
To Show: Call broker  
Market/Submarket: Gardena/North Compton  
APN#: 6115020006

Listing Company: CBRE - El Segundo

Agents: [Greg Dyer 310-363-4953](#), [Tres Reid 310-363-4948](#)

Listing #: 42876994

Listing Date: 06/30/2025

FTCF: CB000N000S250

Notes: Buyer to verify all information including city approvals on accepted uses. Two separate power panels. 2nd is 400 A, 240 V, 3 Phase.

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Gardena, CA 90247

18,450 SF | For Sale



## Contact Us

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