

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	Sprinklered:	No	Office SF / #:	1,869 SF
Sale Price/SF:	\$308.94	Clear Height:	14'	Restrooms:	4
Available SF:	18,450 SF	GL Doors/Dim:	4 / 12' x 12'	Office HVAC:	Heat & AC
Prop Lot Size:	0.87 Ac / 38,054 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:	\$44,866 / 2024	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	No
Yard:	Fenced / Paved	Construction Type:	Concrete	Unfinished Mezz:	700 SF
Zoning:	C3	Const Status/Year Blt:	Existing / 1971R21	Include In Available:	No
		Whse HVAC:		Possession:	COE
		Parking Spaces:	22 / Ratio: 1.2:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	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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Contact Us

Tres Reid

Vice Chairman
+1310 363 4948
tres.reid@cbre.com
Lic. 00975748

Greg Dyer

Executive Vice President
+1310 363 4953
greg.dyer@cbre.com
Lic. 01199659

Jeff Pion

Vice Chairman
+1310 550 2537
jeff.pion@cbre.com
Lic. 00840278

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Greg Dyer
greg.dyer@cbre.com
310-363-4953

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