



Property Name: Broadway - Rosecrans Industrial Park
Address: 13936 S Broadway, Los Angeles, CA 90061
Cross Streets: S Broadway/W 140th St

Unincorporated Los Angeles County Location
 Available Warehouse Racking
 Dock High and Ground Level Loading
 9 Miles to LAX - 10.5 Miles to the Ports
 Completely Fenced Free Standing Building

Lease Rate/Mo: \$31,805
Lease Rate/SF: \$1.26
Lease Type: NNN / Op. Ex: \$0.16
Available SF: 25,242 SF
Minimum SF: 25,242 SF
Prop Lot Size: 1.05 Ac / 45,850 SF
Term: 5-10 Yrs w/ CPI Adj.
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$30,989 / 2026
Yard: Fenced / Paved
Zoning: M-1.5

Sprinklered: Yes
Clear Height: 22'-24'
GL Doors/Dim: 2 / 12'x14'
DH Doors/Dim: 4 / (2) 18'x10'
A: 600 **V:** 208-240 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1970R01

Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,050 SF / 7
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6132-043-068

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

Listing #: 44202324

Listing Date: 01/22/2026

FTCF: CB250Y150S000/A0AA

Notes: NNN Fees (OpEx): \$0.16 PSF per month, subject to change. Sprinkler calculation: .284/2000. Lessee to verify all information contained herein. Los Angeles P.O.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100
 TORRANCE, CA 90502

DRE 00824993

310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

