



FOR SALE

1900 W 135th St, Gardena, CA 90249

AVAILABLE 21,245 SF Industrial Building

\$5,995,000



FEATURES

Available Square Footage	21,245
Land Square Footage	36,590
Total Office	3,000
Parking	22
Loading	1 Dock High Position 6 Ground Level Doors
Minimum Ceiling Clearance	14'-18'
Sprinklers	Yes
Year Built	1961
Construction	Masonry
Yard	Fenced/Paved
Power	400A, 277/480 volts, 3 phase, 4 Wire
Zoning	M2

HIGHLIGHTS

- Clear Span Warehouse
- Private, Fenced, and Paved Yard Area
- Great Manufacturing or Fabrication Building
- Air Lines and Electrical Distribution Throughout Warehouse

ACCESSIBILITY

MILES TO

Los Angeles International Airport	7.7
Long Beach Airport	15.5
Los Angeles & Long Beach Ports (both)	16.5
Intermodal Container Transfer Facility	12.3

IMMEDIATE ACCESS TO

110, 405, and 91 Freeways



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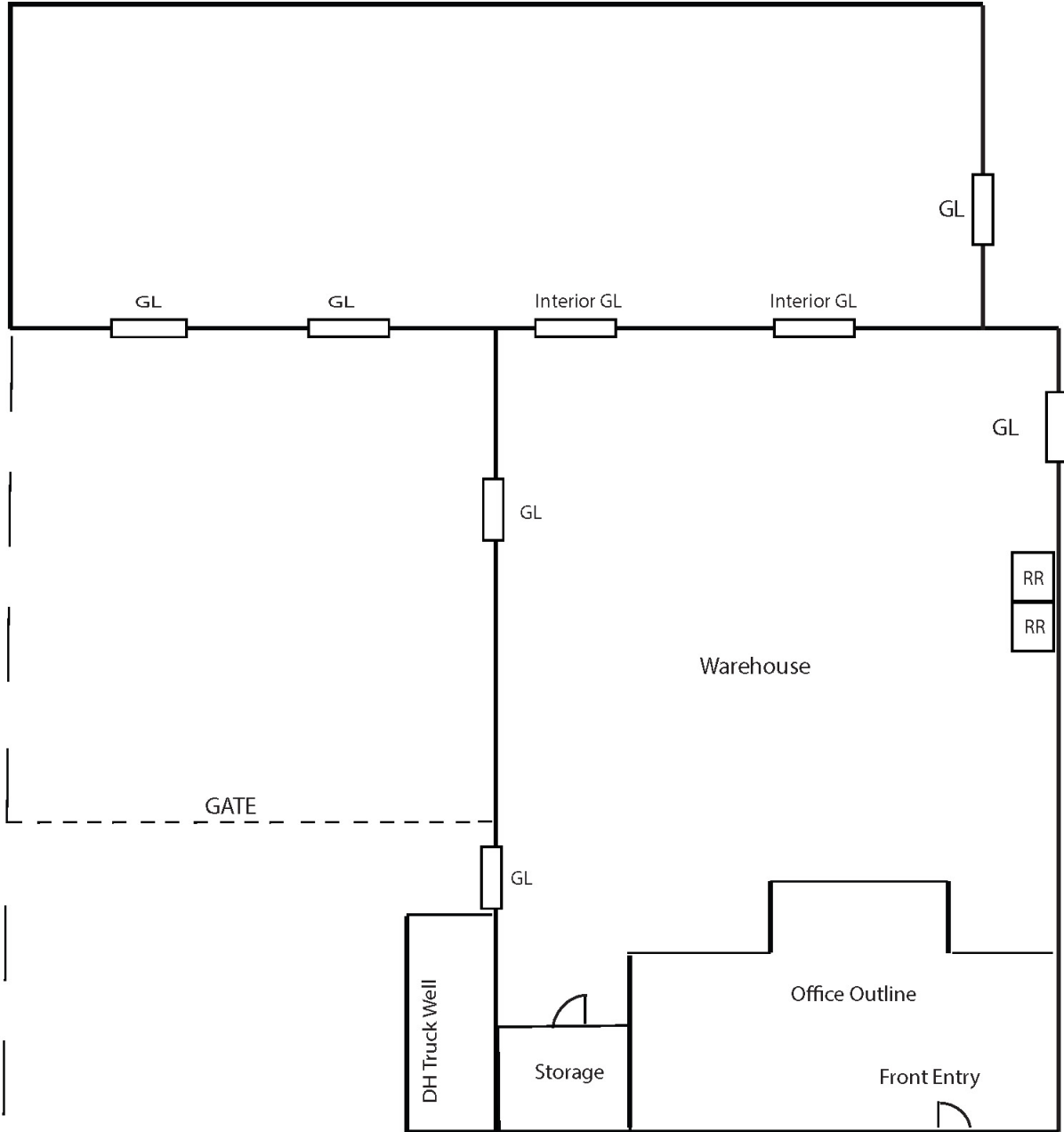
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TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

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FLOOR PLAN



NOT TO SCALE

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