

FOR SALE

OWNER/USER INDUSTRIAL BUILDING SOUTH BAY LOS ANGELES
105,798 SF SINGLE-STORY INDUSTRIAL BUILDING ON 4.9 ACRES OF LAND



240 E. ROSECRANS AVE. GARDENA, CA 90248
(UNINCORPORATED LA)

Exclusive Listing Agents

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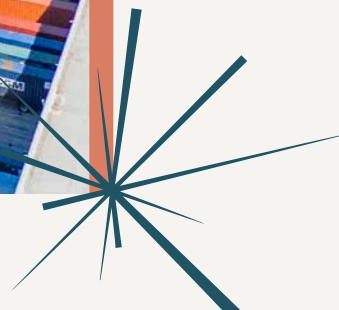
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**TEAM
CONDON**
alexandra • brittany • erica
jacob • kylie • maia • mike
michael • pete • reid • scott



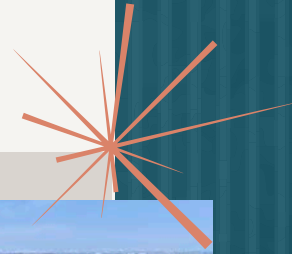
PROPERTY OVERVIEW



ADDRESS	240 E. Rosecrans Ave. Gardena, CA 90248 (Unincorporated LA)
PROPERTY TYPE	Single-story industrial building with surface parking
BUILDING SIZE	Warehouse: 95,218 SF Office: 10,580 SF Total: 105,798 SF
STORIES	Single Story
OCCUPANCY	Currently owner-occupied with a possible leaseback upon sale, offering immediate income potential.
YEAR BUILT (RENOVATED)	1971 (2021)
PARKING	122 surface parking stalls
YARD	Yes, gated & secured
LOT SIZE	211,522 SF (4.86 Acres)
APN	6129-010-036
ZONING	LCM3-M2*



BUILDING DETAILS



105,798 SF
SIZE



Office: 8'6", but varies from area to area
Warehouse: 26-29'. Slopes to highest in middle.
CLEAR HEIGHT



1600amps 480v 120/208
POWER SPECS



Docks: 4 • Grade: 1
Interior Truck Well: 1
LOADING



Yes
SPRINKLERS



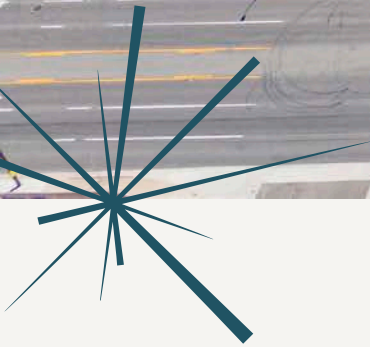
Concrete, Gated, Fully-Secured & Lit
YARD



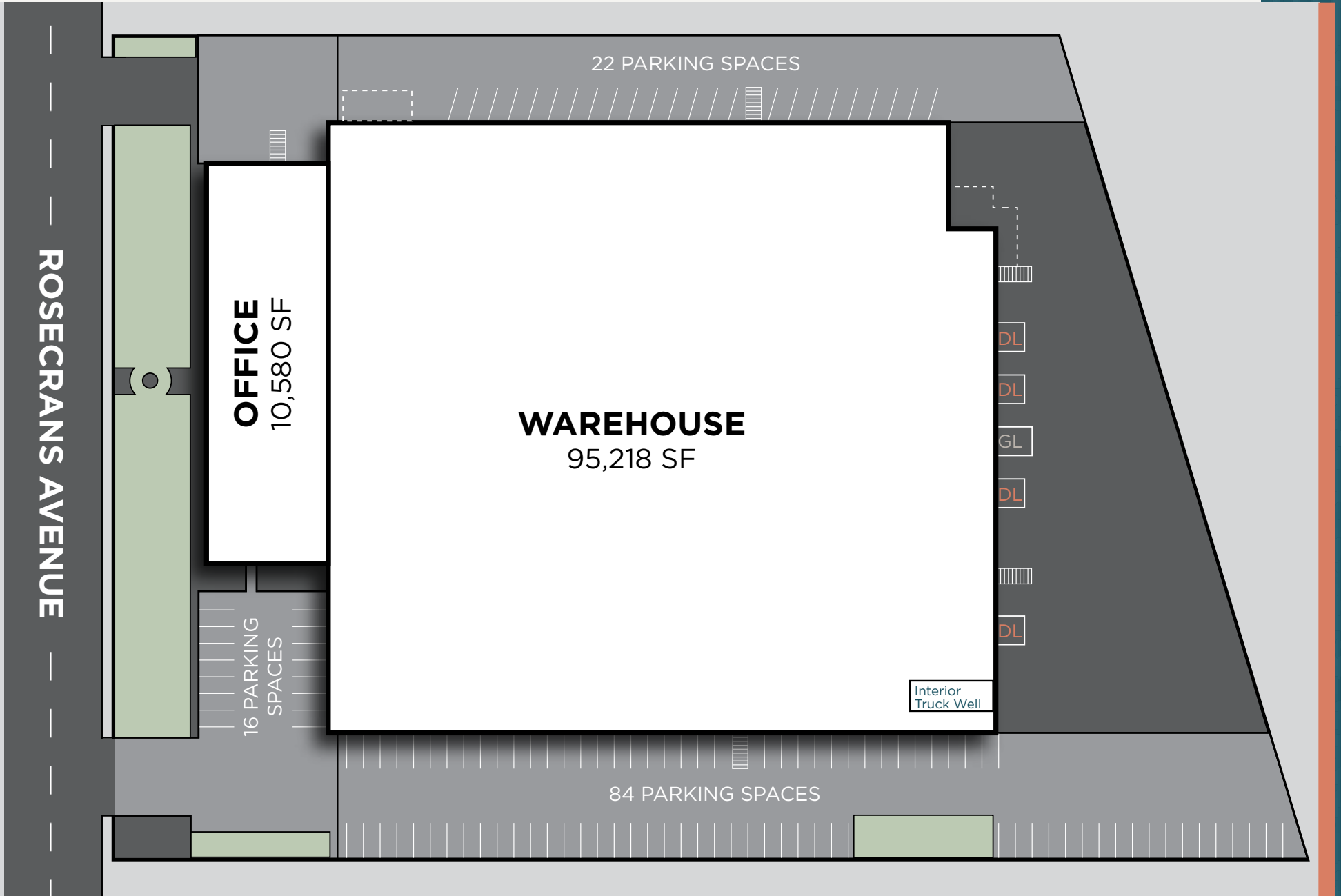
Yes
HVAC



SITE PLAN



FLOOR PLAN





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