

NOW AVAILABLE FOR LEASE - \$1.28 iG

FOR SALE OR  
LEASE

**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**

**Mike Condon Jr.**  
Vice Chairman  
+1 213 629 7379  
mike.condon@cushwake.com  
LIC. #01884476

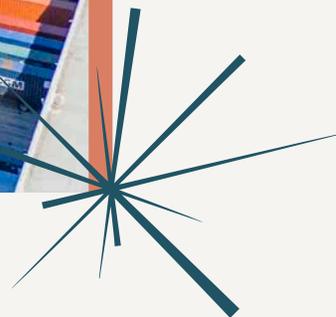
**Reid Gratsch**  
Senior Financial Analyst  
+1 310 943 5526  
reid.gratsch@cushwake.com  
LIC. #02101218

**Kylie Rawn**  
Senior Associate  
+1 213 629 6538  
kylie.rawn@cushwake.com  
LIC. #02196566

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



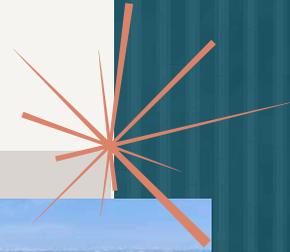
# PROPERTY OVERVIEW



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



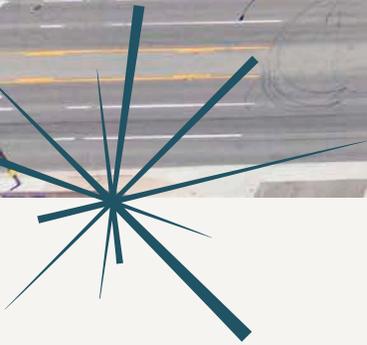
Concrete, Gated, Fully-Secured & Lit  
YARD



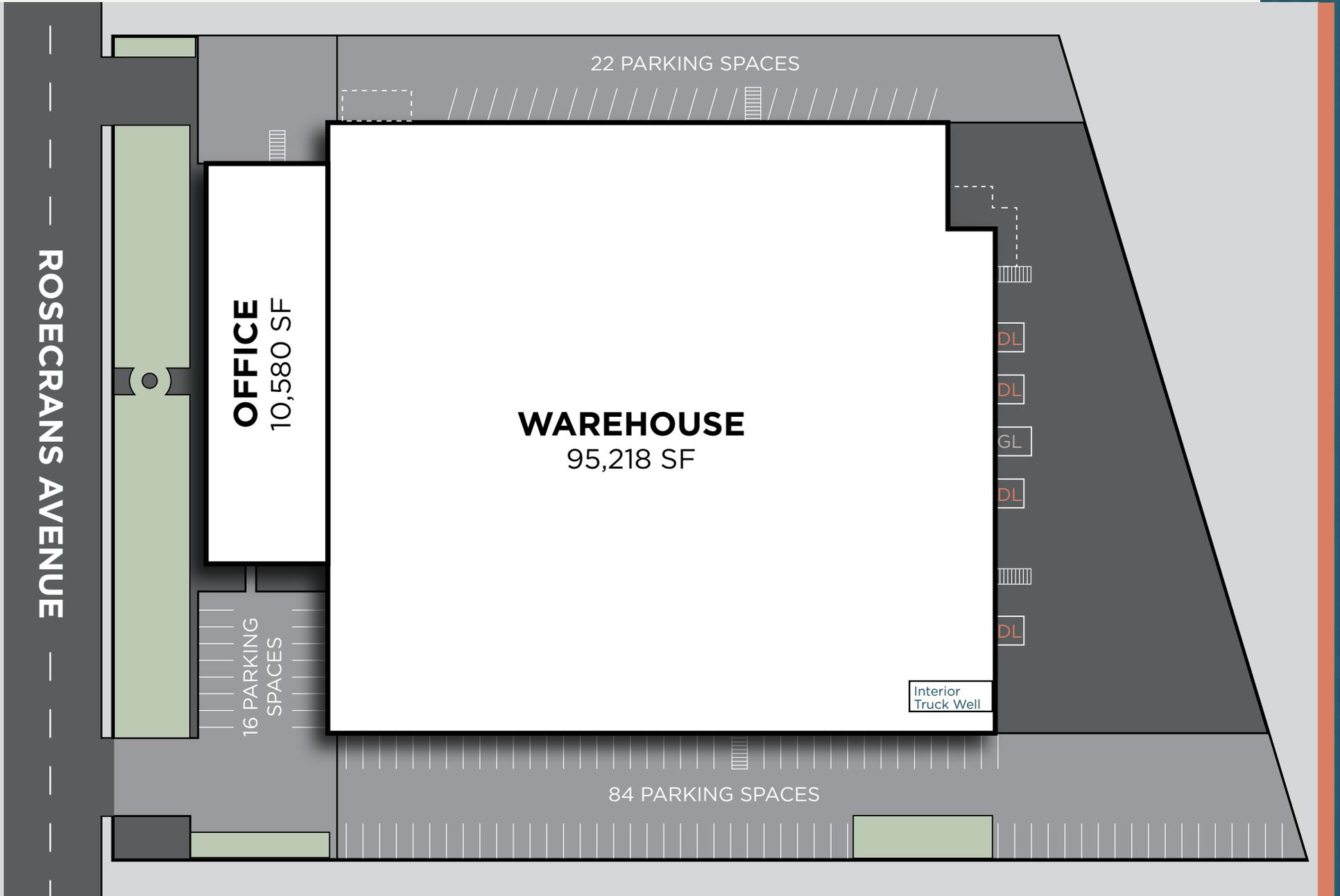
Yes  
HVAC



# SITE PLAN



# FLOOR PLAN





## Exclusive Listing Agents

### **Mike Condon Jr.**

Vice Chairman  
+1 213 629 7379  
mike.condon@cushwake.com  
LIC. #01884476

### **Reid Gratsch**

Senior Financial Analyst  
+1 310 943 5526  
reid.gratsch@cushwake.com  
LIC. #02101218

### **Kylie Rawn**

Senior Associate  
+1 213 629 6538  
kylie.rawn@cushwake.com  
LIC. #02196566

## TEAM CONDON

alexa • brittany • erica  
jacob • kylie • maia • mike  
michael • pete • reid • scott

**240 E. ROSECRANS AVE. GARDENA, CA 90248**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.