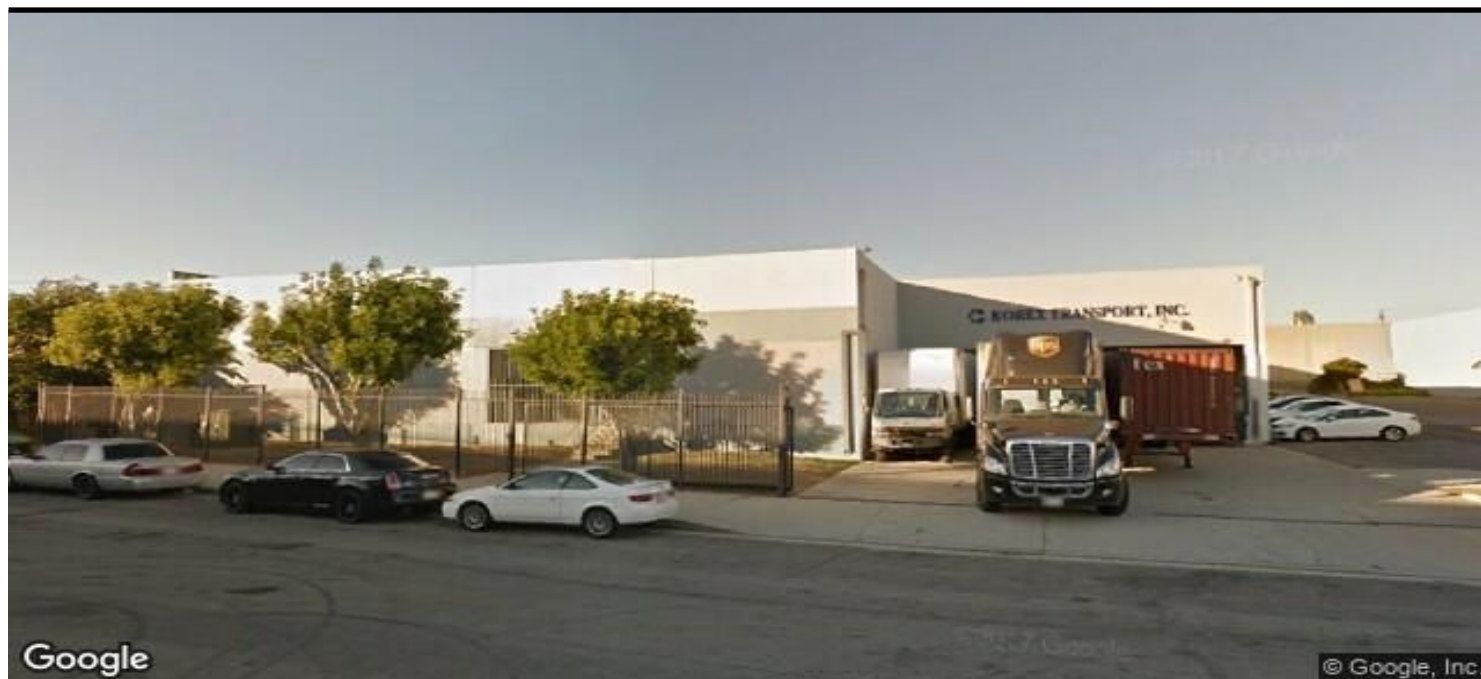


Available SF 21,573 SF

Industrial For Lease

Building Size 21,573 SF



Address: 201 W. 132nd St, Los Angeles, CA 90061
Cross Streets: S Broadway/W 132nd St

Excellent logistics warehouse
 Unincorporated LA County
 4 dock high positions accessible for 51' trailers
 1 ground level door with extra fenced yard

Lease Rate/Mo:	\$33,870	Sprinklered:	Yes	Office SF / #:	2,450 SF / 5
Lease Rate/SF:	\$1.57	Clear Height:	18'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.18	GL Doors/Dim:	1	Office HVAC:	
Available SF:	21,573 SF	DH Doors/Dim:	4	Finished Ofc Mezz:	
Minimum SF:	21,573 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	
Prop Lot Size:	0.89 Ac / 38,768 SF	Construction Type:	TILT UP	Unfinished Mezz:	
Term:	Acceptable by Owner	Const Status/Year Blt:	Existing / 1978	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 38	/ Ratio: 1.8:1/	Vacant:	No
Taxes:	\$43,191.40 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
Zoning:	M-1.5-IP			APN#:	6132041048
Listing Company:	CBC JM Properties				
Agents:	Kevin Kim 310-856-1125 , James Kong 310-856-1120				
Listing #:	42354173	Listing Date:	04/10/2025	FTCF:	
Notes:	Call brkoer for Coommission Information				