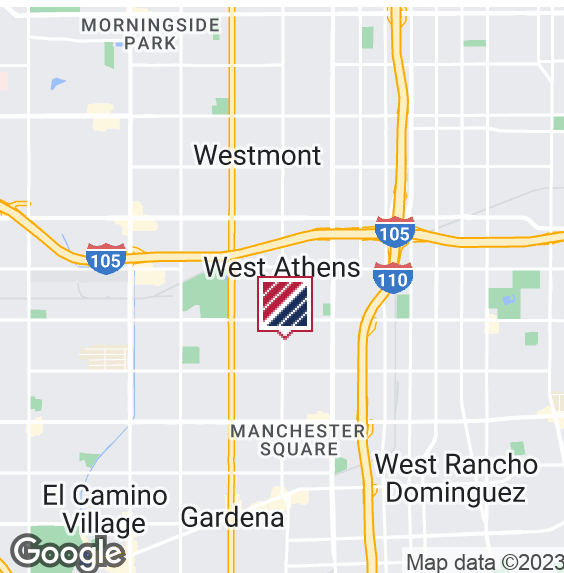




13122

S. NORMANDIE AVENUE
GARDENA | CA



11,308 SF
AVAILABLE

2,685 SF
OFFICE SF

16 FT
CLEAR HEIGHT

3
DOCK HIGH DOORS

13122

PROPERTY HIGHLIGHTS

- 11,308 SF Free-standing Building
- Concrete Tilt-Up
- Fully Fenced and Gated Complex
- 2 Miles from Space X & Tesla
- Two Large Bullpens/Showrooms
- Potential for (2) Additional Docks
- Warehouse Sprinkler System
- Recently Refurbished
- 9 Miles from LAX
- Executive Office with Private Restroom

FOR MORE INFORMATION PLEASE CONTACT:

ANDREW LARA, SIOR
EXECUTIVE VICE PRESIDENT / PRINCIPAL

P: 310.538.6744

andrew.lara@daumcommercial.com

CADRE #01820297

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

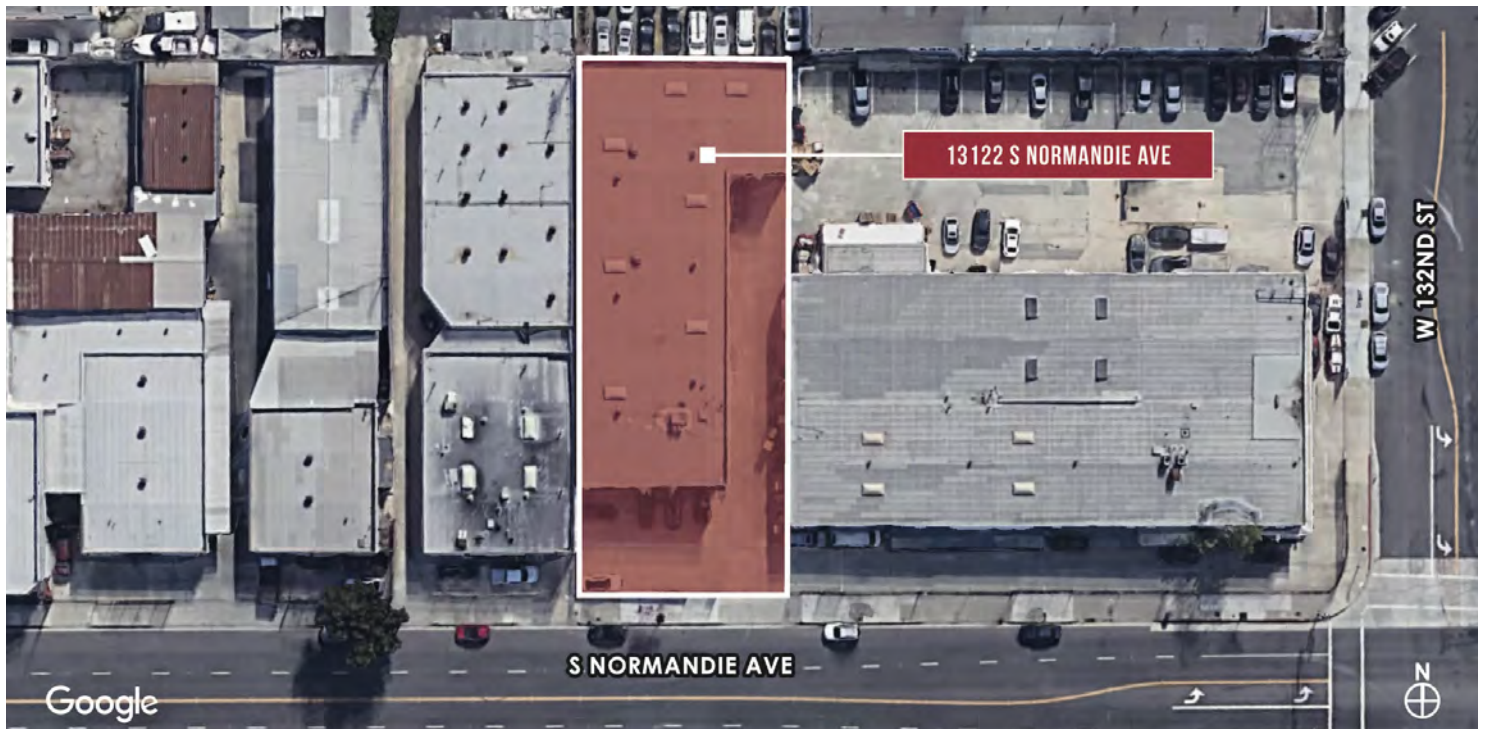
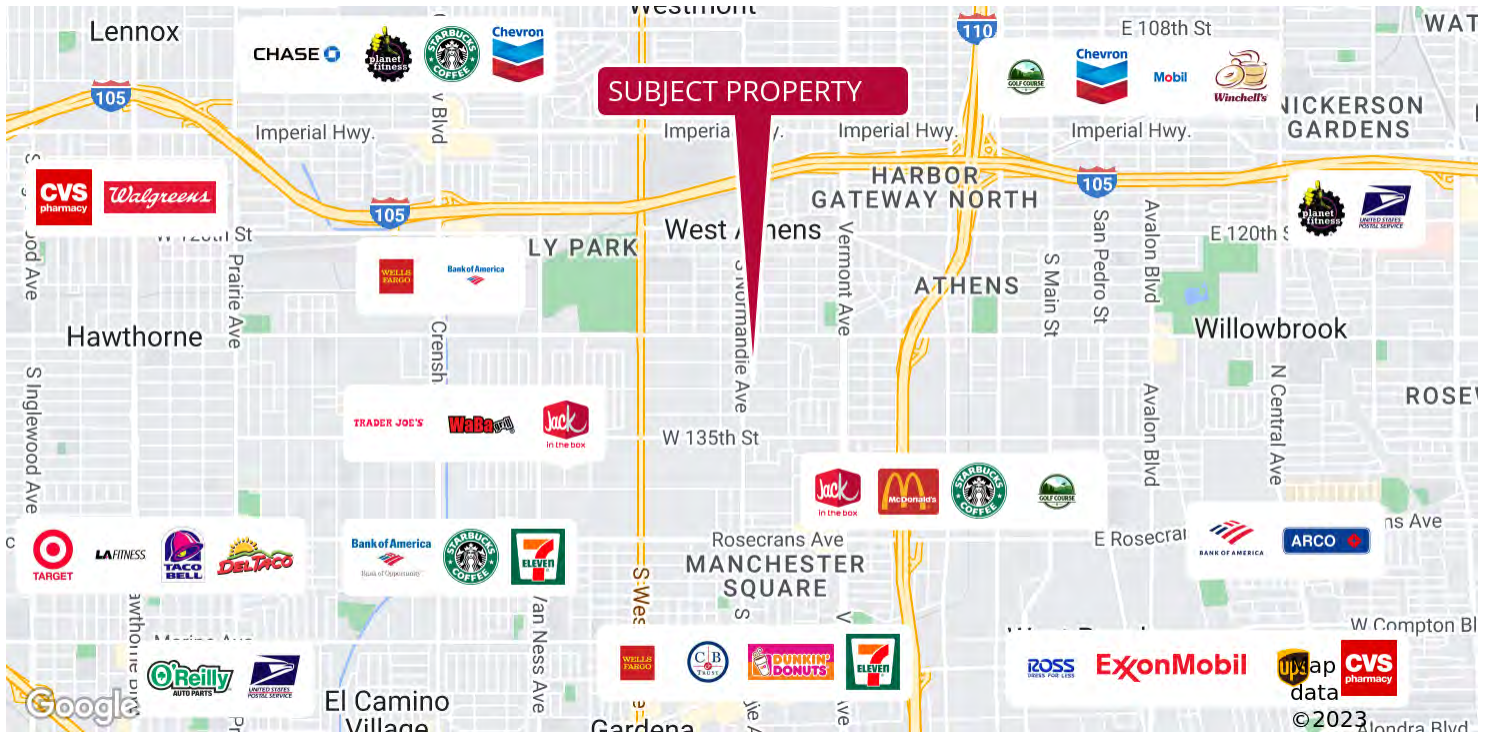
LARA TEAM

13122

S. NORMANDIE AVENUE
GARDENA | CA

FOR LEASE

INDUSTRIAL PROPERTY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

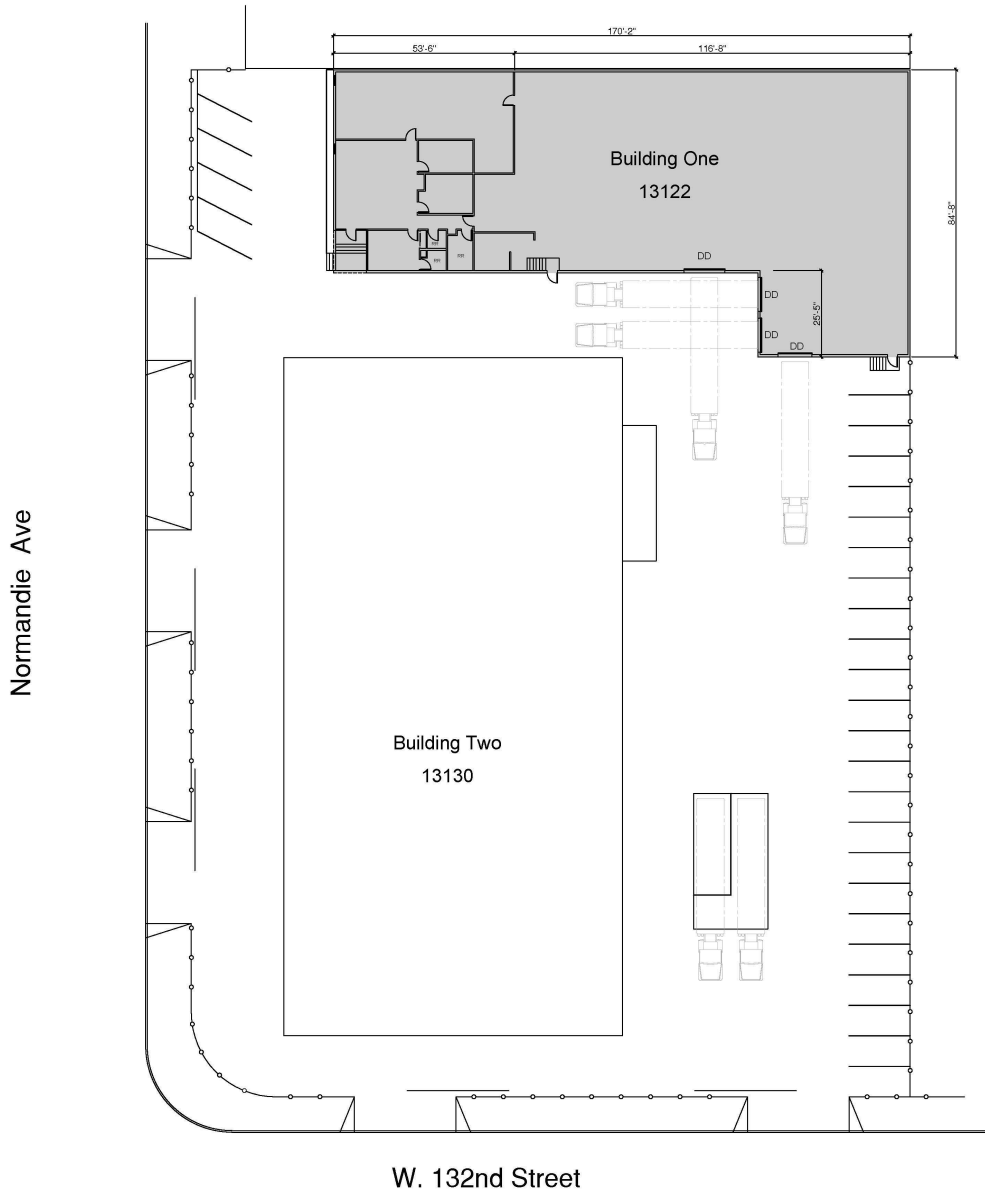
LARA TEAM

13122

S. NORMANDIE AVENUE
GARDENA | CA

FOR LEASE

INDUSTRIAL PROPERTY



Normandie Buildings

Building One Office	2,685 S.F.
Building One Warehouse	8,623 S.F.
Total Building One	11,308 S.F.

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

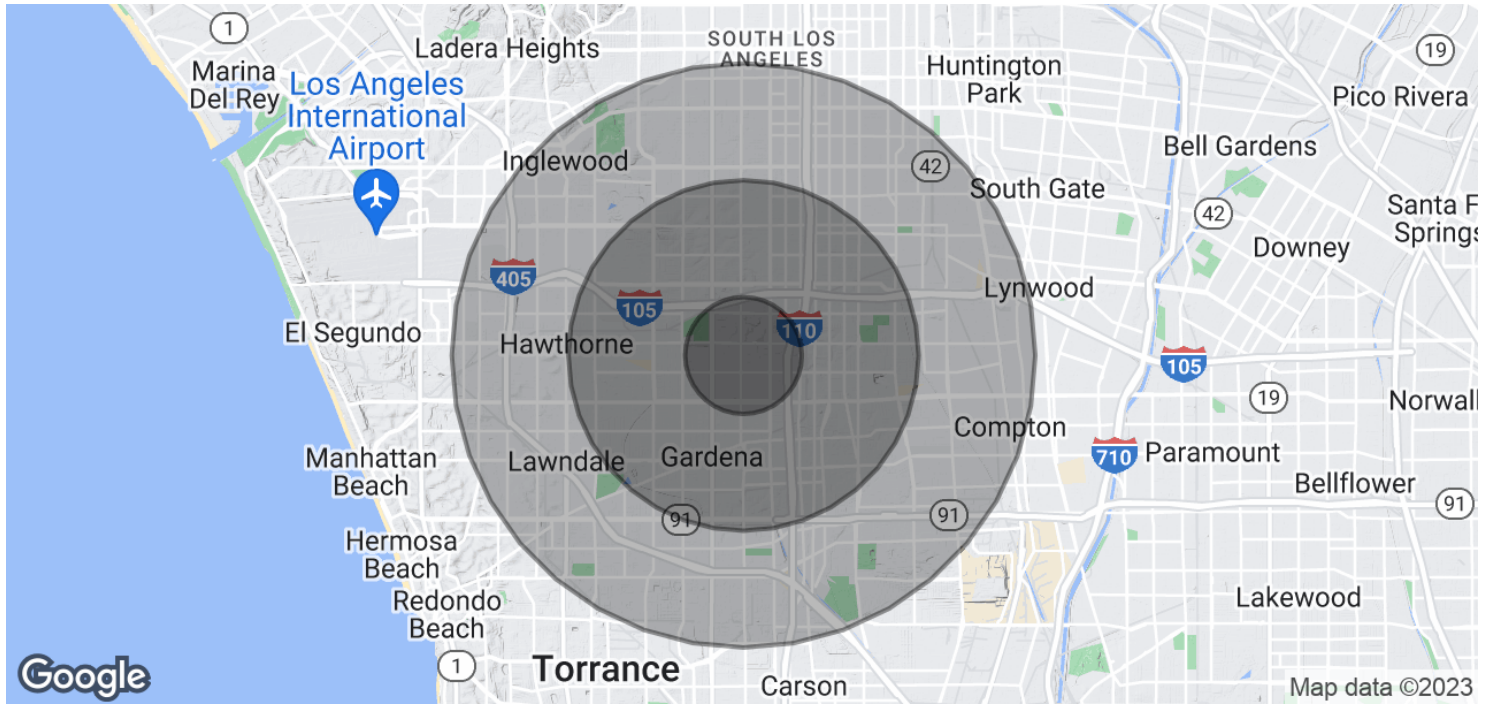
LARA TEAM

13122

S. NORMANDIE AVENUE GARDENA | CA

FOR LEASE

INDUSTRIAL PROPERTY



DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,620	94,253	259,391
# of persons per HH	3.2	3.1	3.3
Average HH income	\$52,560	\$52,875	\$53,813
Average house value	\$353,024	\$412,746	\$430,303

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S Normandie Ave	W 132nd St S	14,536	2022	0.03 mi
W 132nd St	S Normandie Ave W	1,604	2022	0.06 mi
W 132nd St	S Normandie Ave E	1,719	2022	0.08 mi
Budlong Ave	W 133rd St S	3,076	2022	0.22 mi

* Traffic Count data derived from CoStar

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



LARA TEAM