

Available SF 5,167 SF

Industrial For Sublease

Building Size 10,360 SF



Address: 13422 S Normandie Ave, Gardena, CA 90247
Cross Streets: Normandie Ave/134th St

Sublease Through 3/30/2027
Multi-Tenant Building
1 Ground Level Door, 13'-15' Clearance
Great Street Visibility
Easy Access to 110 and 105 Freeway

Lease Rate/Mo:	\$7,751	Sprinklered:	No	Office SF / #:	200 SF / 2
Lease Rate/SF:	\$1.50	Clear Height:	13'-15'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 11'x12'	Office HVAC:	Heat & AC
Available SF:	5,167 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,167 SF	A: 400 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Sublease Through 3/30/2027	Const Status/Year Blt:	Existing / 1968	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	11 / Ratio: 2.1:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M1			APN#:	6115004041
Listing Company:	The Klabin Company				
Agents:	Scott Andersen 310-329-9000 , Matt Stringfellow 310-329-9000				
Listing #:	41893221	Listing Date:	02/07/2025	FTCF:	CB000N000S000/AOAA
Notes:	Call brokers for commission information.				

AIRCRE
Powered by: 

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



KLABIN.COM

19700 S. VERNONT AVENUE, SUITE 100
TORRANCE, CA 90502
DRE 00824993
310.329.9000

 Individual Membership in the
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS



134TH STREET

