



FOR LEASE AND SALE

1927

w. 139th street

GARDENA CA

±20,594 SF
FREE-STANDING BUILDING
WITH PRIVATE YARD

CBRE

PROPERTY HIGHLIGHTS



Sale Price:
\$320 PSF



Lease Rate:
\$1.45 PSF Gross



±20,594 SF
Free-Standing Building



Situated on ±40,946 SF
of M2 Zoned Land



Sprinklered



18' Minimum
Ceiling Clearance



New Roof, Asphalt,
and HVAC Units



1 Ground Level Door
and 2 Dock High Positions



3,627 SF of
2-Story Office



Quick Access to 405, 105,
91, and 110 Freeways



Large Private Secured
Yard/Parking Area



Power: 400 Amps,
120/240 Volts



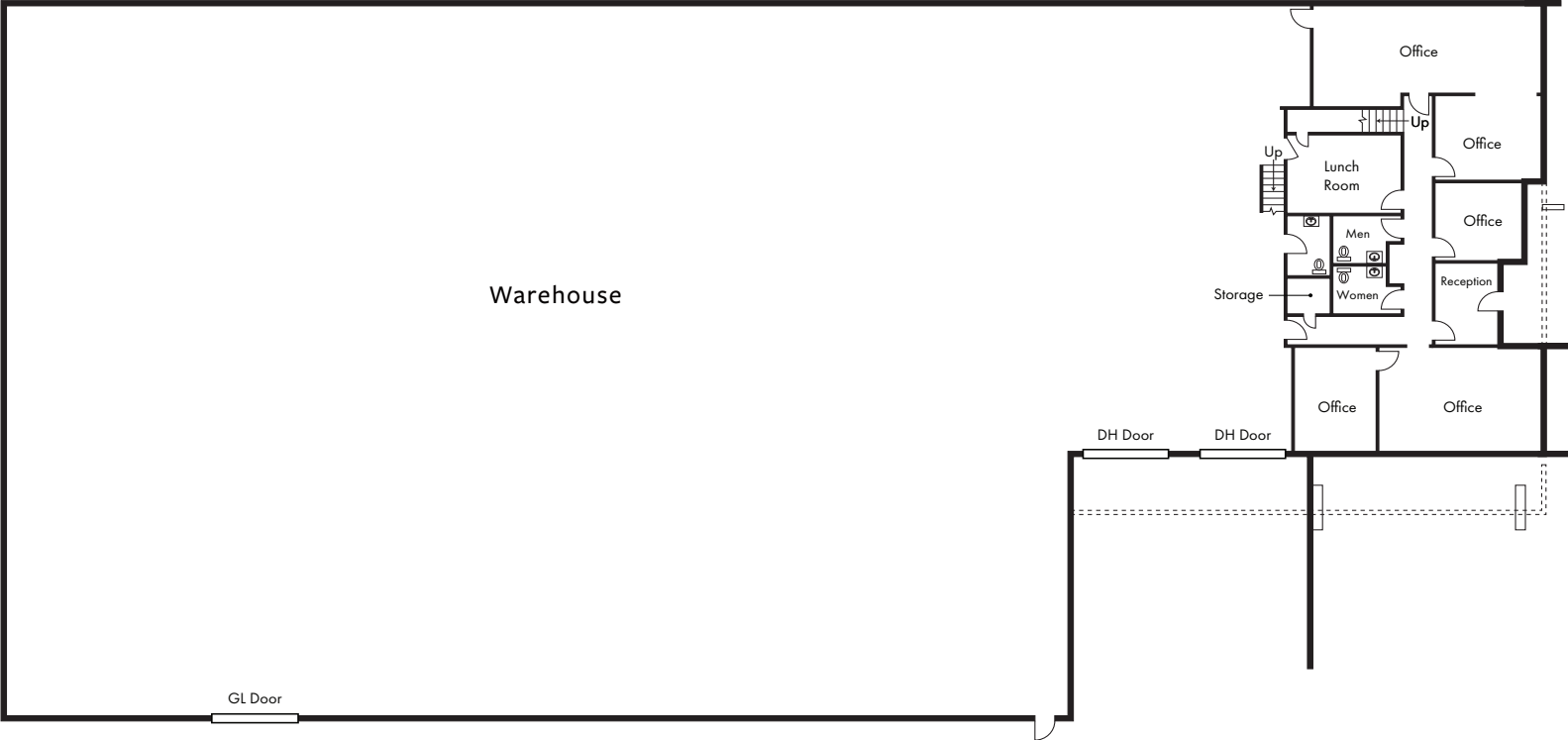
A E R I A L



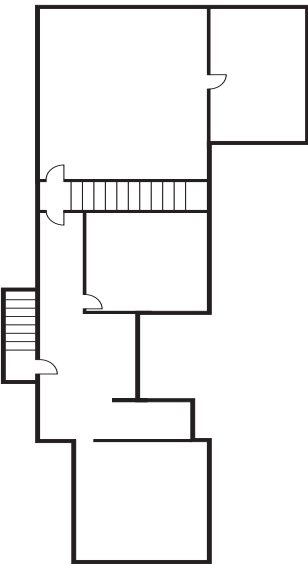
FLOOR PLANS



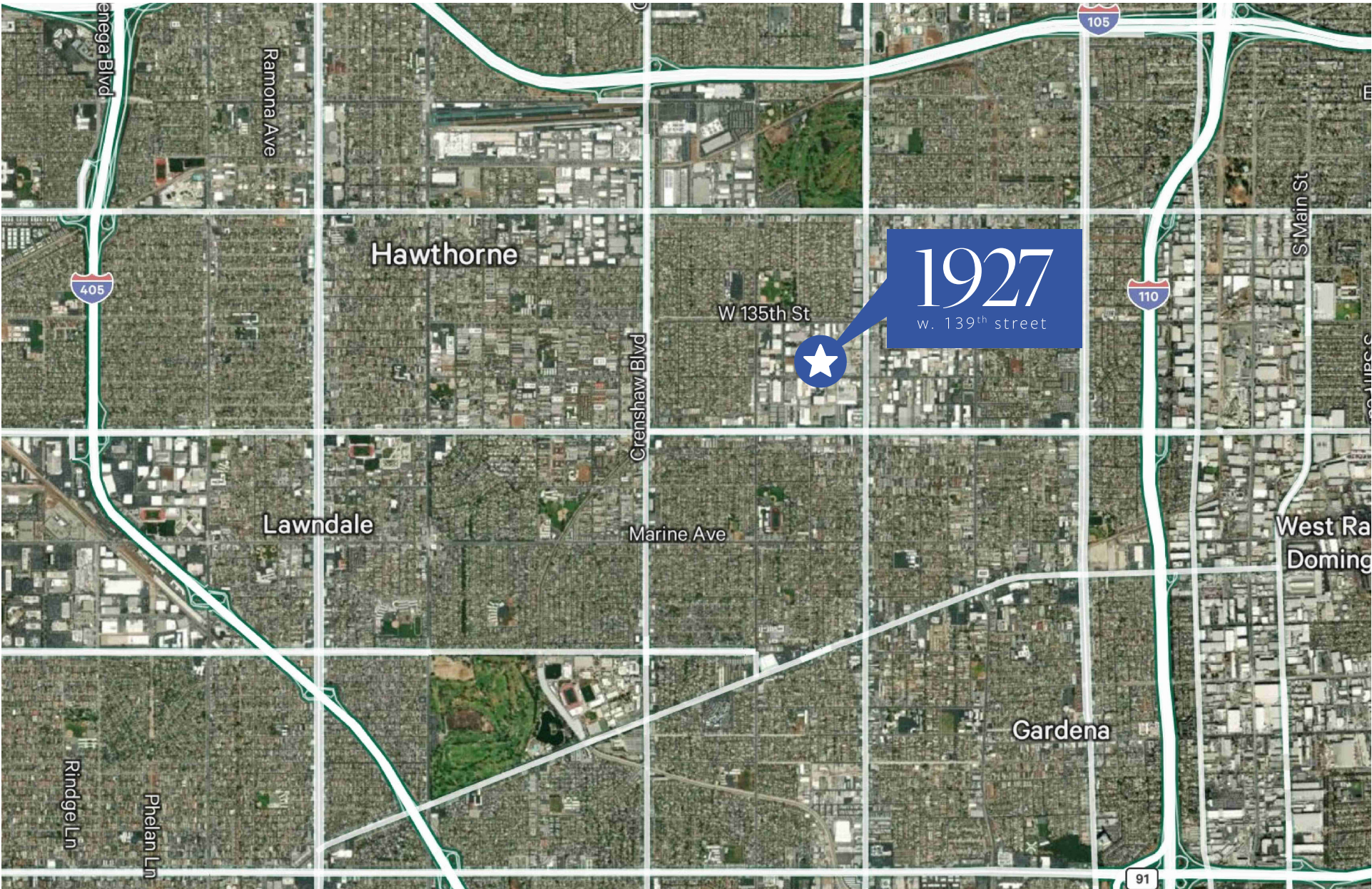
1ST FLOOR



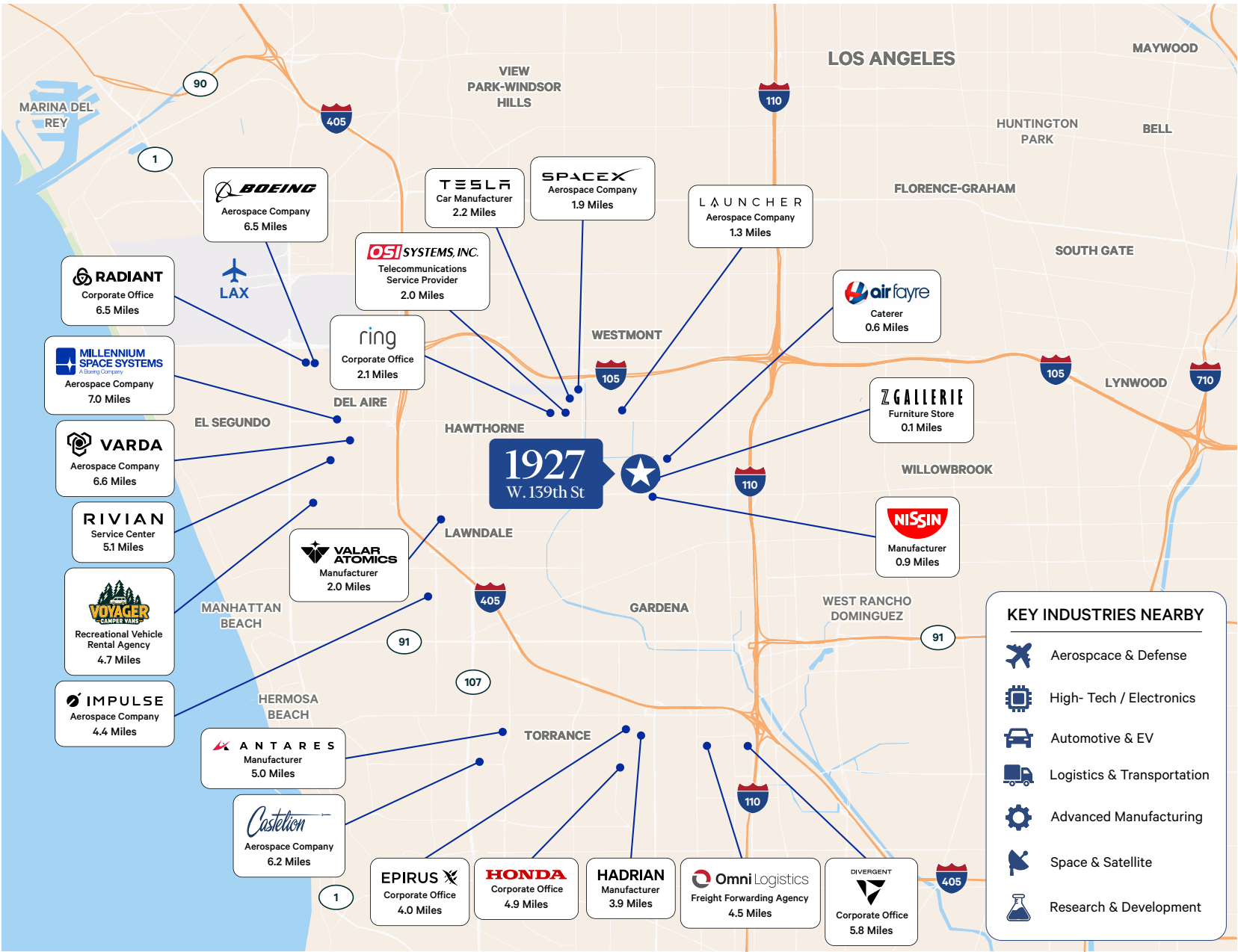
2ND FLOOR



LOCATION MAP



DISTANCE MAP





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w. 139th street

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CMPM 1927 W 139th St_BRO_Held_vNA_09 09/09/26