

Available SF 40,385 SF

Industrial For Lease & For Sale

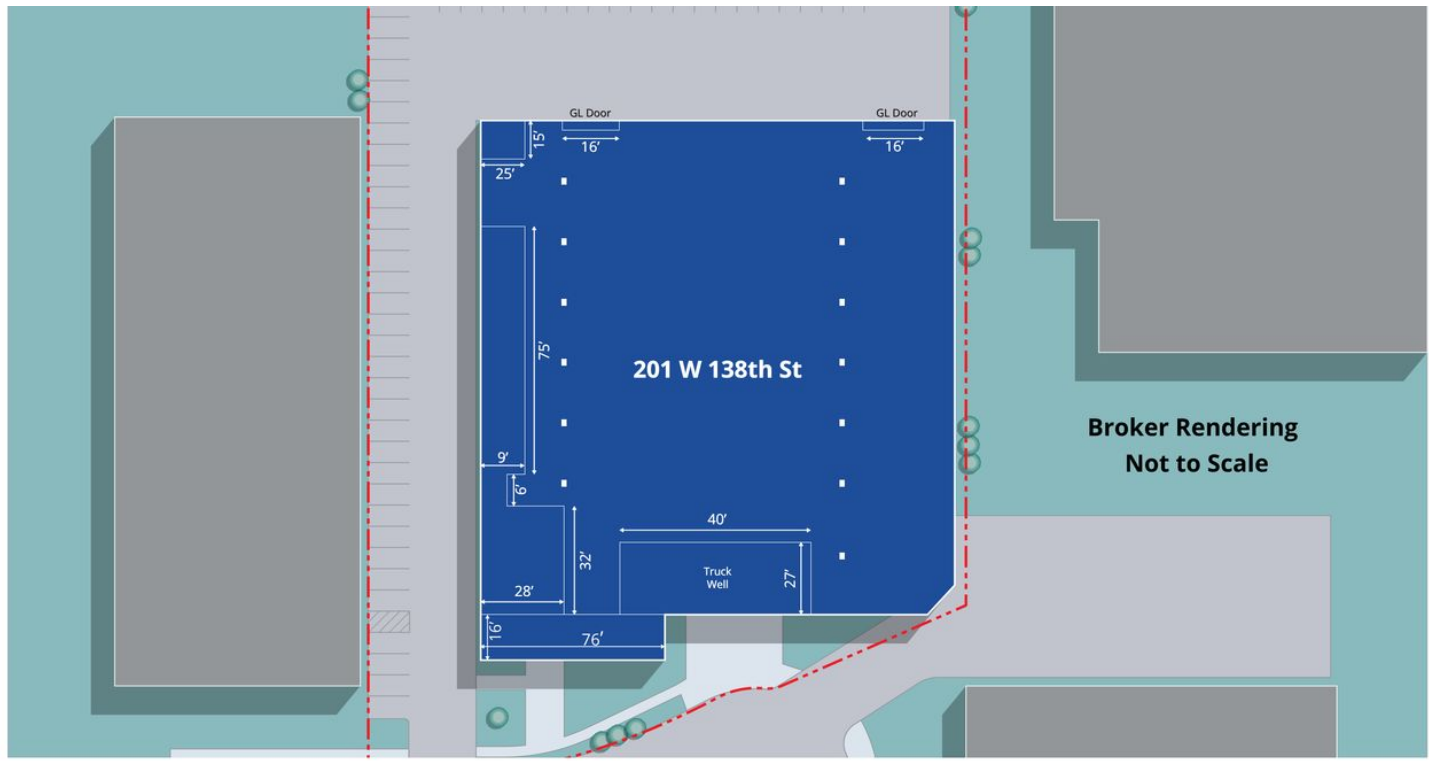
Building Size 40,385 SF



**Address:** 201 W 138th St, Los Angeles, CA 90061  
**Cross Streets:** S Broadway/W 138th St

New \$500K Price Reduction  
 Great Value Add Sale Opportunity  
 Unincorporated LA County - No Gross Receipts Tax  
 Heavy Power / Dock High Loading / Fenced Yard  
 Low Traffic Cul-De-Sac Location

<b>Lease Rate/Mo:</b>	\$44,424	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	6,855 SF / 4
<b>Lease Rate/SF:</b>	\$1.10	<b>Clear Height:</b>	18'	<b>Restrooms:</b>	5
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	2 / 16'x14'	<b>Office HVAC:</b>	
<b>Available SF:</b>	40,385 SF	<b>DH Doors/Dim:</b>	4 / 40' wide dock w/ 2 roll-up dr	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	40,385 SF	<b>A: 1200 V: 120 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	1.60 Ac / 69,696 SF	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1968	<b>Include In Available:</b>	No
<b>Sale Price:</b>	\$8,750,000.00	<b>Whse HVAC:</b>		<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	\$216.66	<b>Parking Spaces:</b>	56 / <b>Ratio:</b> 1.4:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$93,185 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Gardena/North Compton
<b>Zoning:</b>	LCM11/2	<b>Listing Date:</b>	04/27/2026	<b>APN#:</b>	6132-042-031
<b>Listing #:</b>	44771363				





For Sale or Lease  
±40,385 SF

## 201 W. 138th Street Los Angeles, CA 90061

### Contacts:

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### Property Features:

- ±40,385 SF Building
- ±69,696 SF / ±1.6 Acres Land Size
- Ceiling Height: 18'
- DH Positions: 4 / GL Doors: 2
- ± 6,855 SF Office Space
- Power: 1,200 Amps | 120 V | 3 Phase
- Parking: 56 (1.4:1)
- Low Traffic Cul-de-Sac Location

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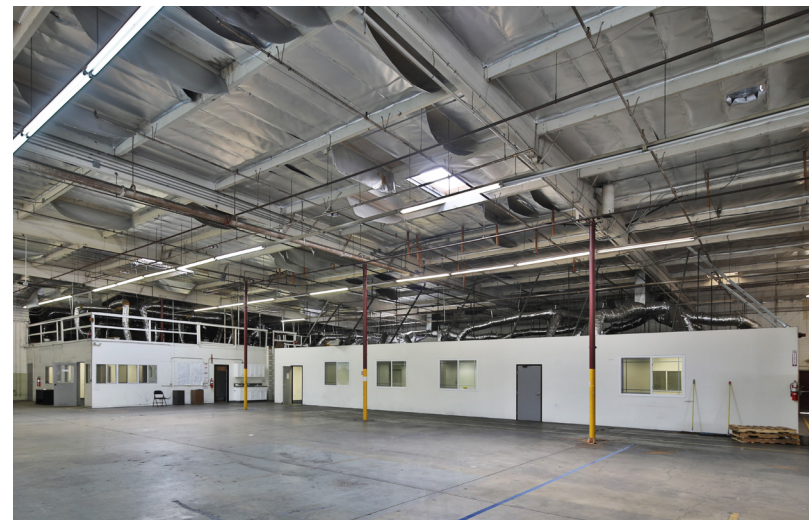
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2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245  
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Accelerating success.

# Interior & Exterior Photos

201 W. 138th Street, Los Angeles, CA 90061



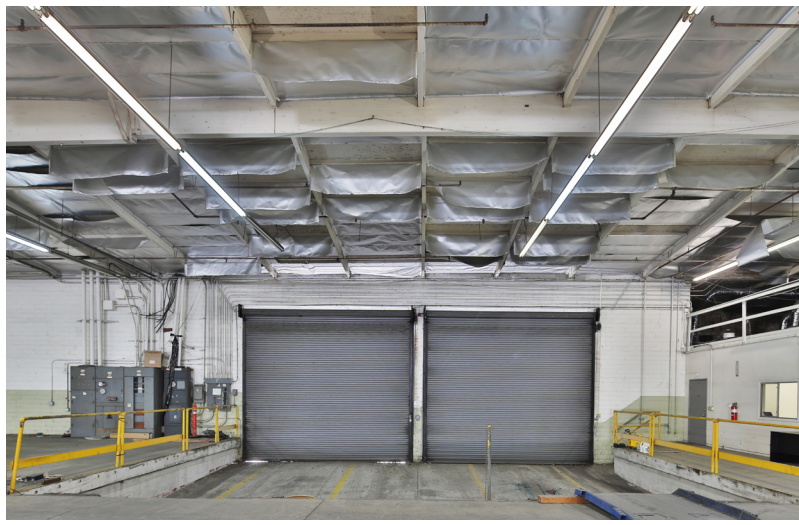
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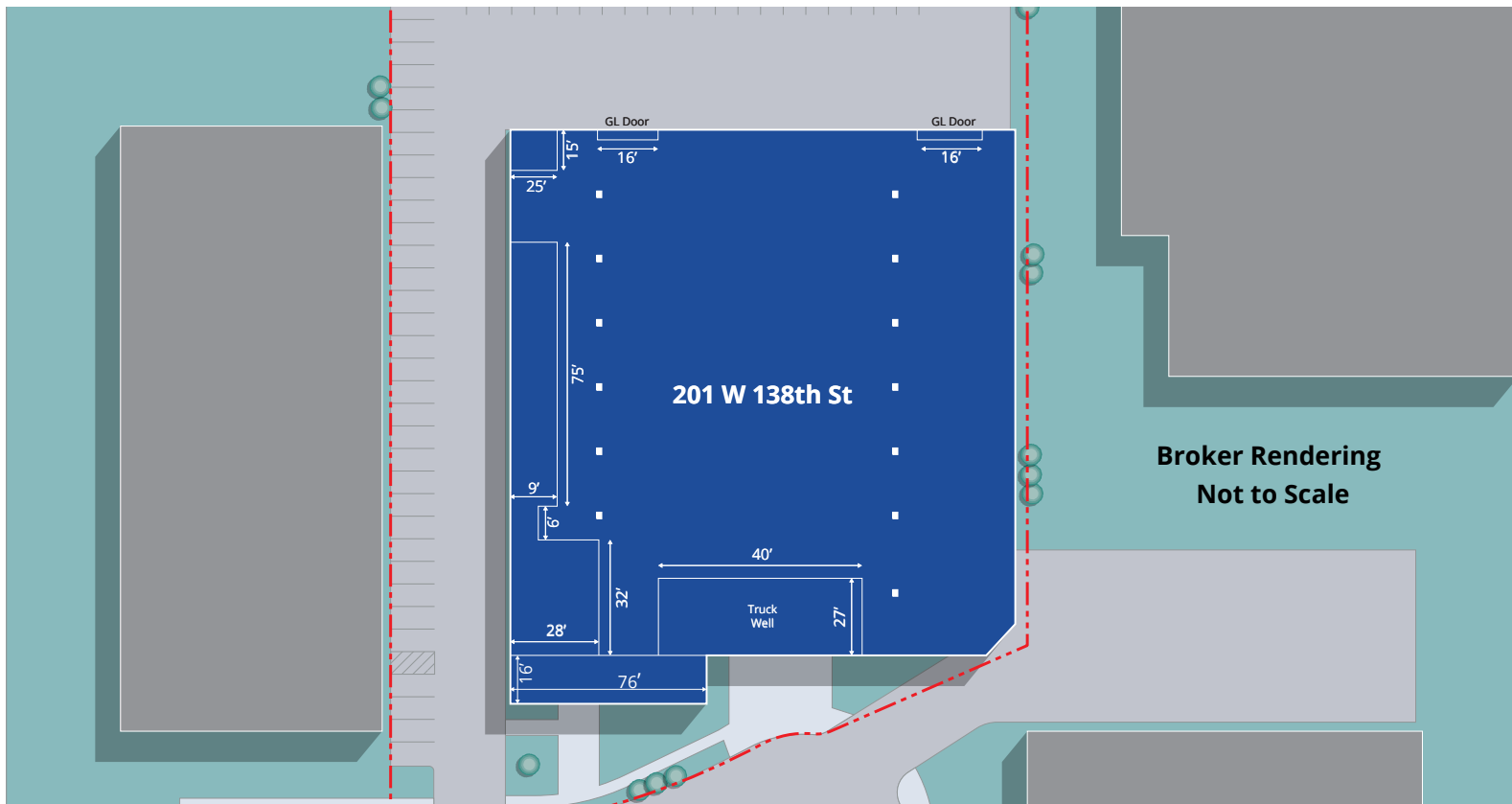
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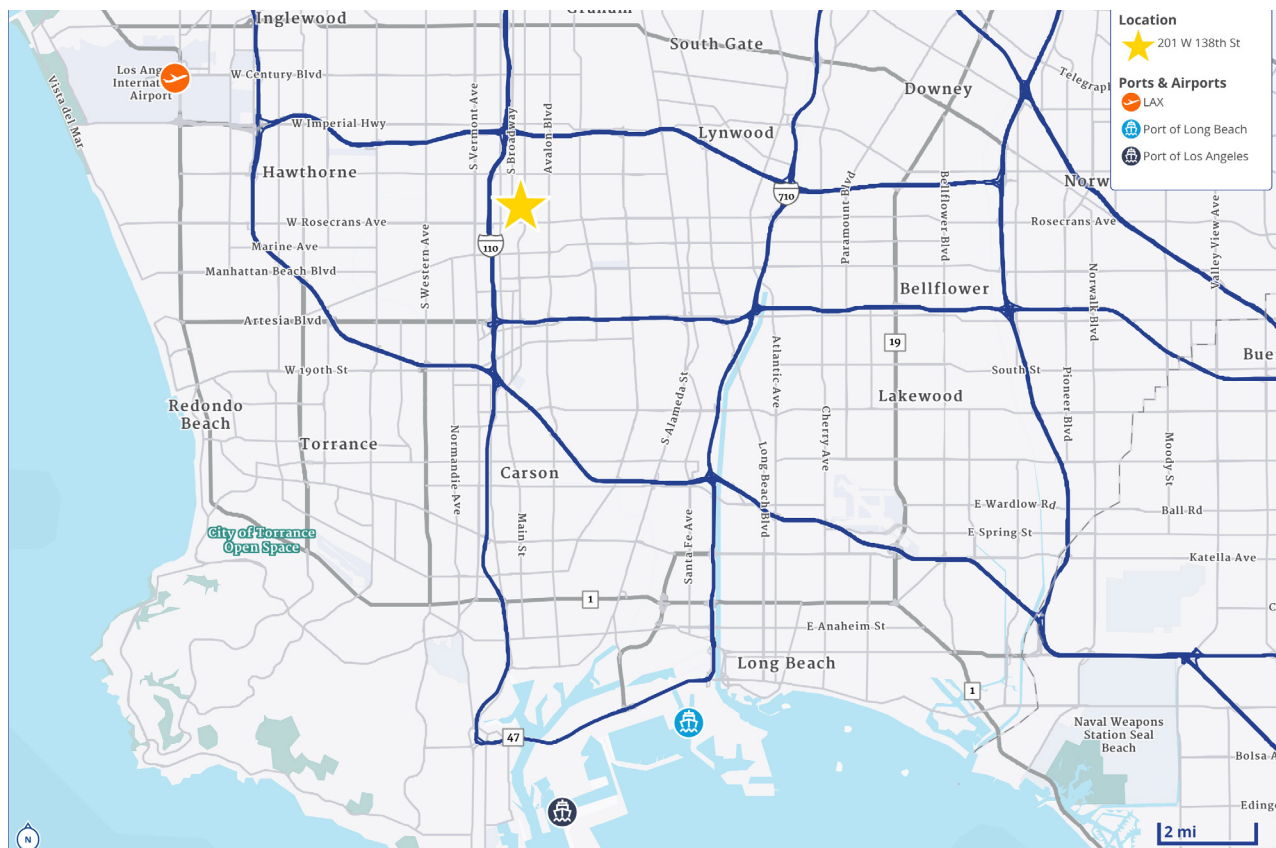
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# Site Plans & Location Map

## 201 W. 138th Street, Los Angeles, CA 90061



**Broker Rendering  
Not to Scale**



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