

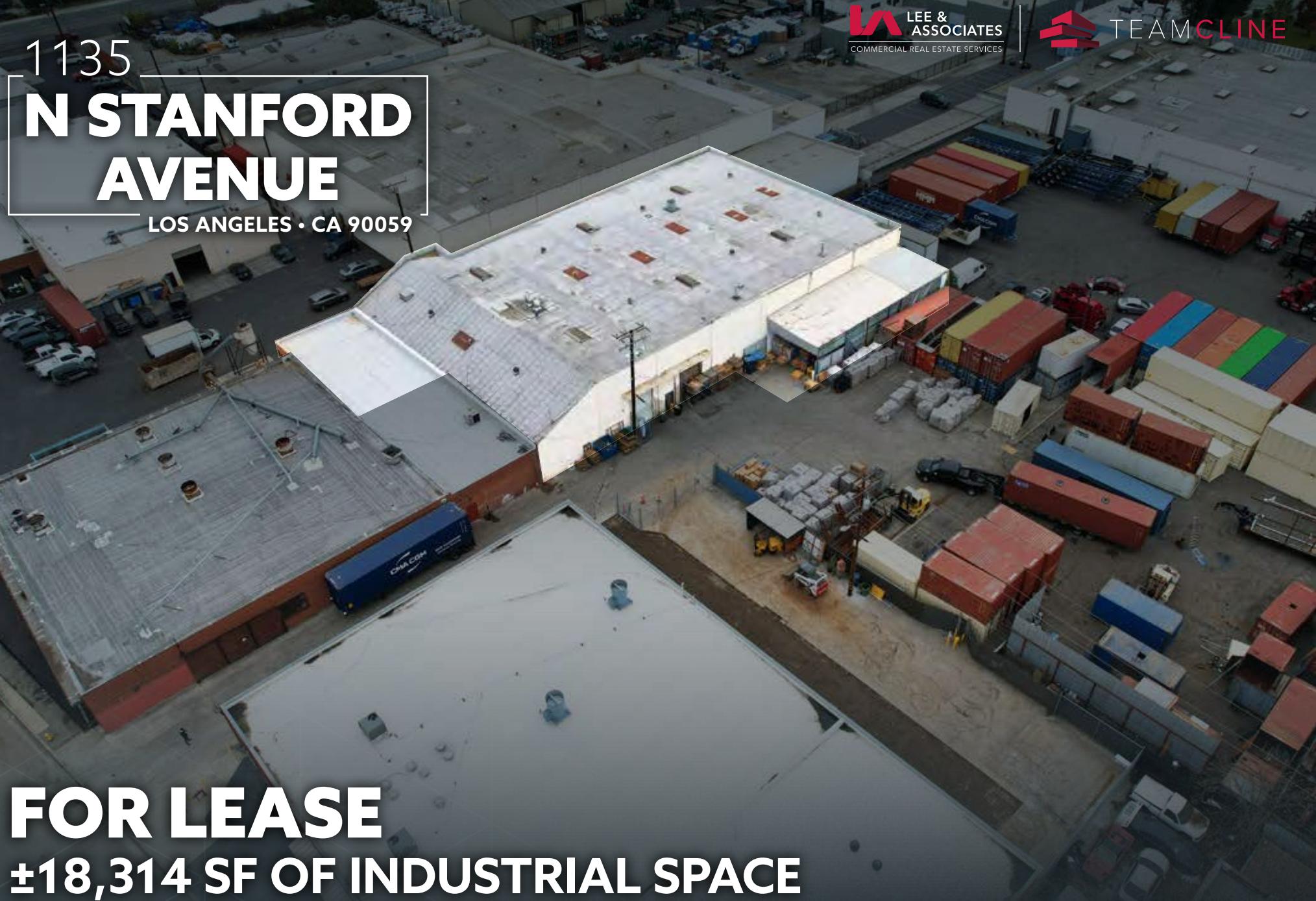
1135

N STANFORD AVENUE

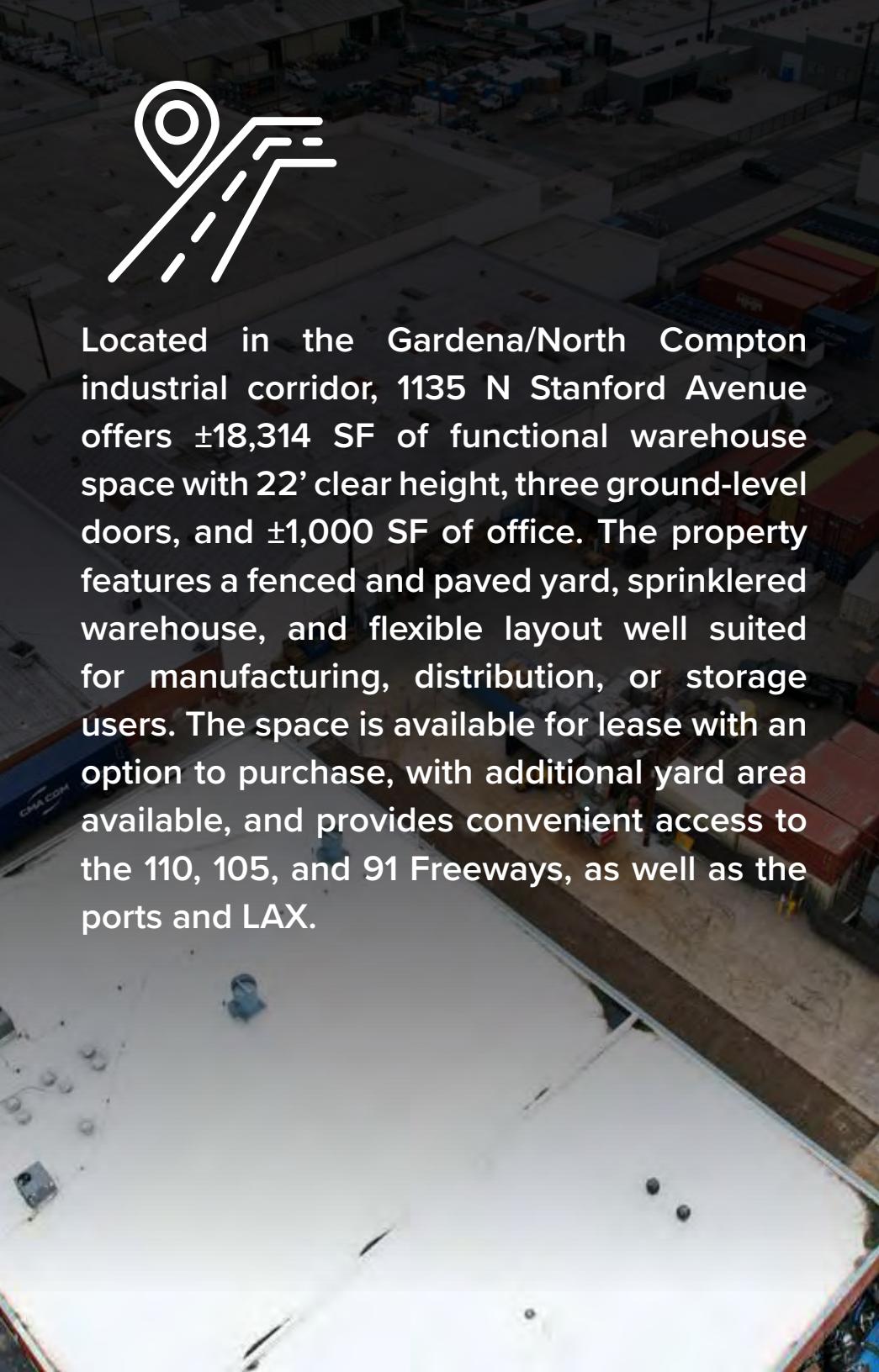
LOS ANGELES • CA 90059

LEE &
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COMMERCIAL REAL ESTATE SERVICES

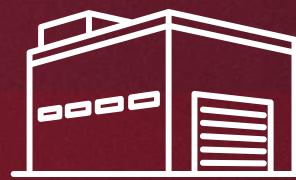
TEAM CLINE



FOR LEASE
±18,314 SF OF INDUSTRIAL SPACE



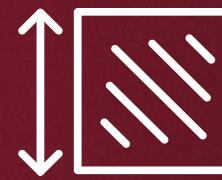
Located in the Gardena/North Compton industrial corridor, 1135 N Stanford Avenue offers $\pm 18,314$ SF of functional warehouse space with 22' clear height, three ground-level doors, and $\pm 1,000$ SF of office. The property features a fenced and paved yard, sprinklered warehouse, and flexible layout well suited for manufacturing, distribution, or storage users. The space is available for lease with an option to purchase, with additional yard area available, and provides convenient access to the 110, 105, and 91 Freeways, as well as the ports and LAX.



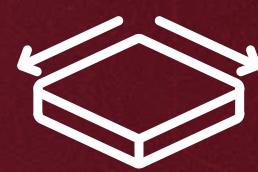
Great Value
Warehouse



Open to Lease with
Option to Buy



Great Clear Height for
Manufacturing Building



Larger Yard Area
Available for Additional
Amount



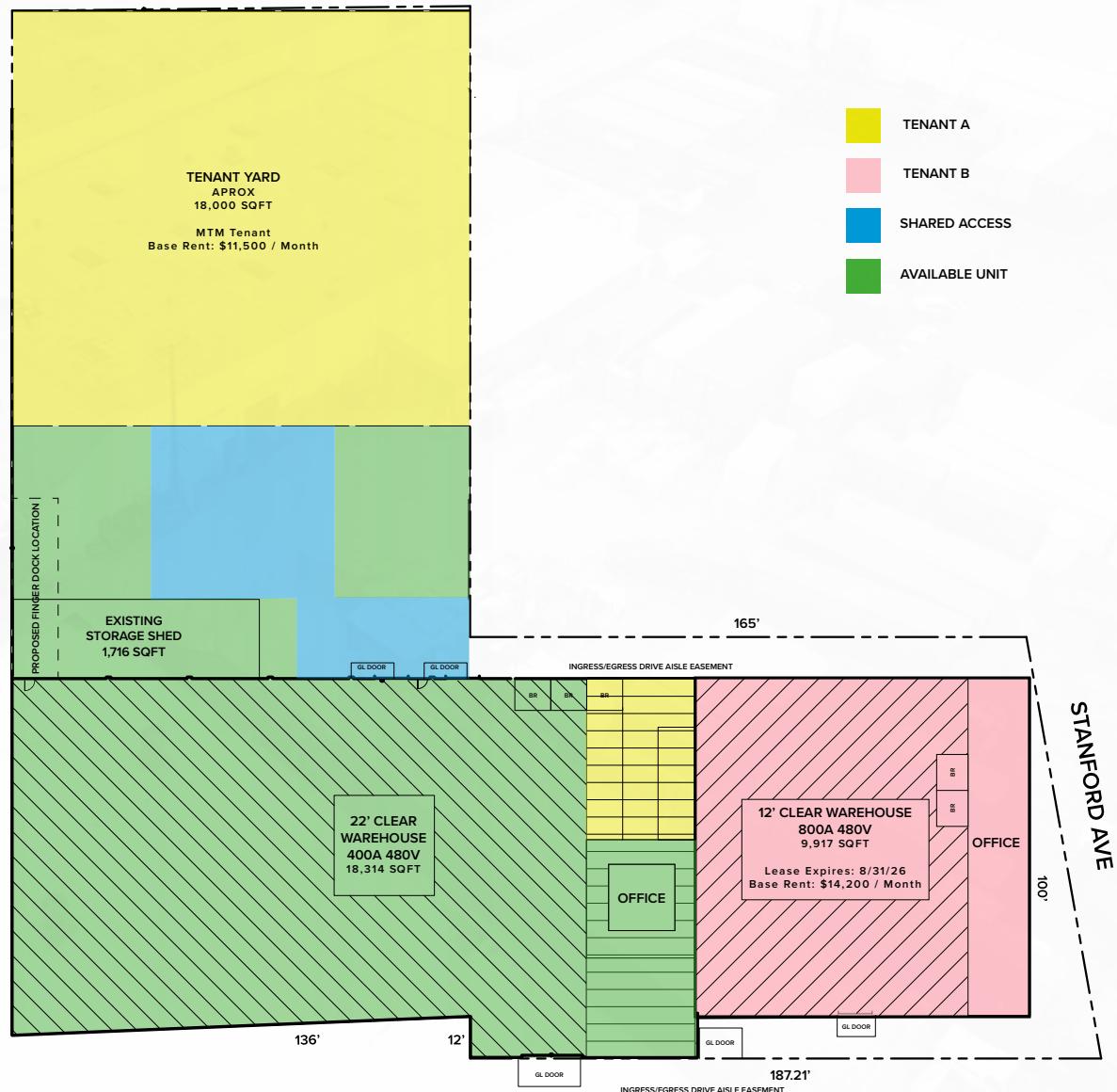
Entire Property Available for Sale

PROPERTY HIGHLIGHTS

PROPERTY SITE PLAN

PROPERTY INFORMATION

| | |
|-------------------|--------------------------------|
| Available SF | ±18,314 SF |
| Prop Lot Size | POL |
| Office Size | ±1,000 SF |
| APN | 6134-018-044 & 6134-018-063 |
| Zoning | MH |
| Year Built | 1972 |
| Construction Type | Concrete |
| Yard | Fenced / Paved |
| Restrooms | 2 |
| Clear Height | 22' |
| GL Doors | 3 |
| Sprinklered | Yes |
| Power | A: 400 V: 480 Ø: 3 W: 4 |
| Term | Acceptable to Owner |
| Possession Date | Now |
| Vacant | Yes |
| Market/Submarket | Gardena/North Compton |

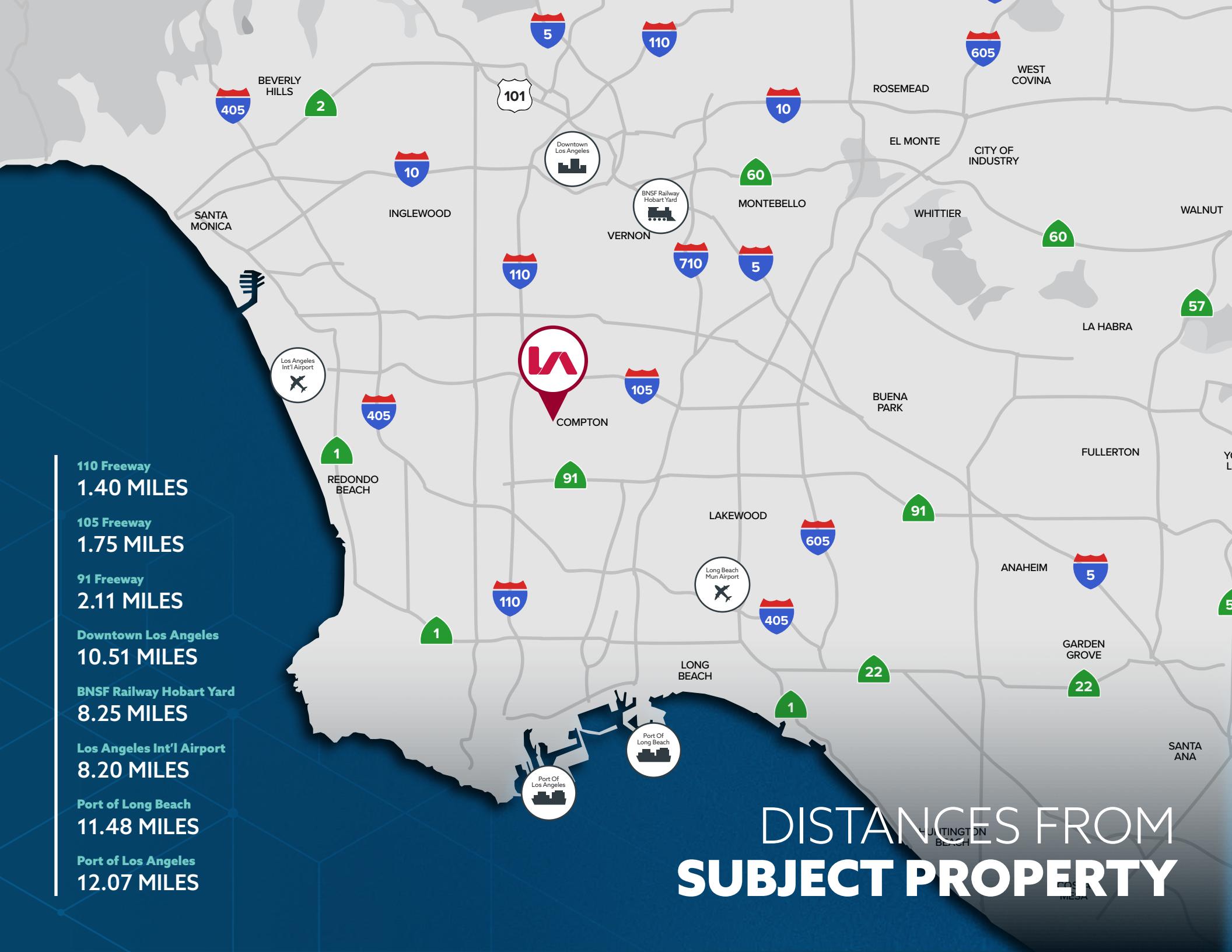


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

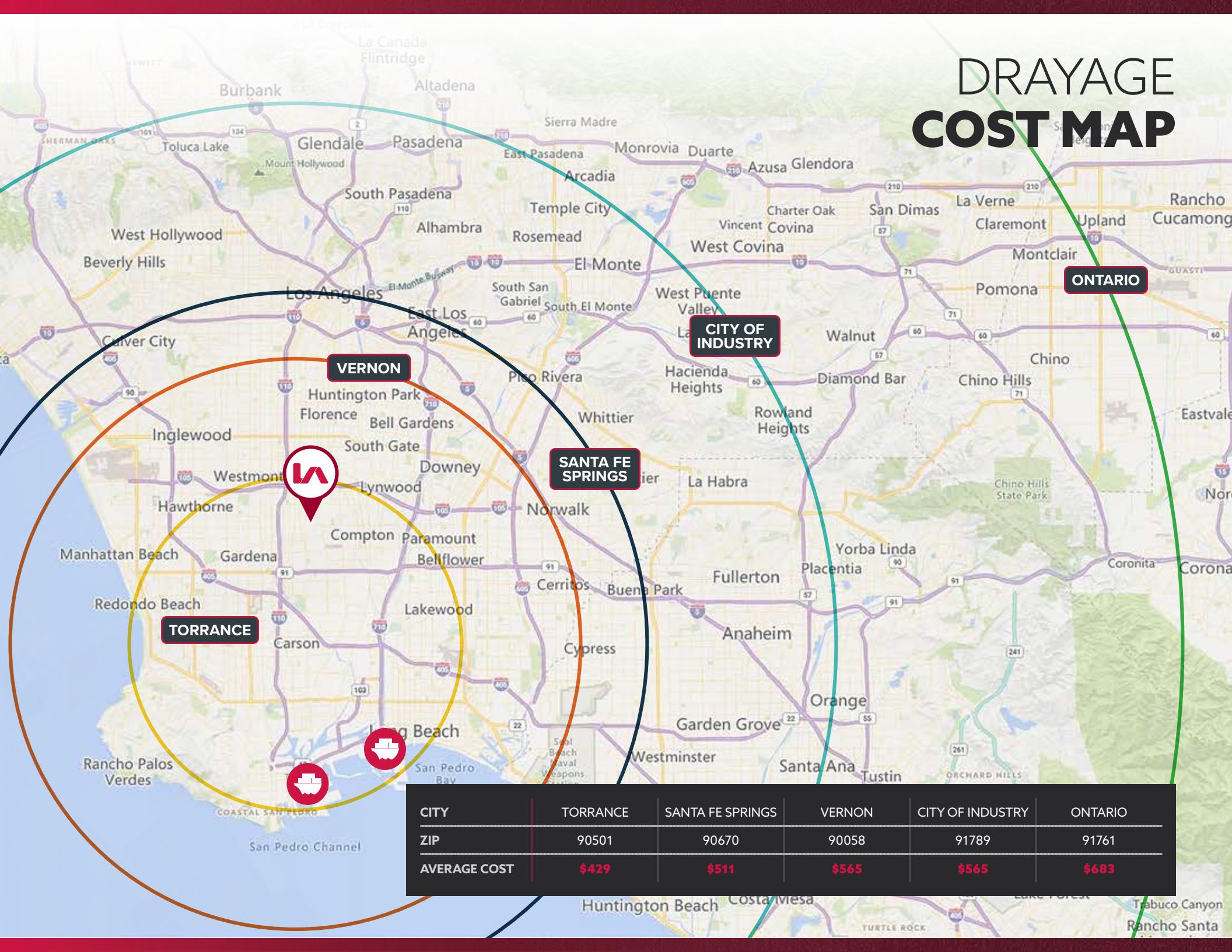


PROPERTY AERIAL





DRAYAGE COST MAP





1135
**N STANFORD
AVENUE**
LOS ANGELES • CA 90059

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.