

## GARDENA WAREHOUSE PROPERTY FOR SALE \$4,200,000.00

22,000\* +/- SQ. FT. OF BUILDING ON 34,132\* +/- SQ. FT. OF LAND



1656 W. 134<sup>TH</sup> STREET, GARDENA, CA 90249

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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\* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## GARDENA WAREHOUSE PROPERTY FOR SALE

<b>LOCATION:</b>	1656 W. 134 <sup>th</sup> Street Gardena, Ca 90249 (Just East of Western Avenue)
<b>TENANCY:</b>	Property is Vacant
<b>BLDG. &amp; LOT SIZE:</b>	22,000 +/- square feet of building* <b>(20,000 +/- square foot Ground Floor/ 2,000 +/- square foot Mezzanine Space)</b> 34,132 +/- square feet of land*
<b>A.P.N. #:</b>	6102-012-007
<b>PREVIOUS USE:</b>	Furniture Manufacturing - Property Now Vacant
<b>PARKING:</b>	Twenty Five (25)* +/- On Site Spaces (Ample Street Parking Available as well)
<b>PRICE &amp; TERMS:</b>	\$4,200,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	GA-M2* - 1951*
<b>SIGNAGE:</b>	Excellent Signage Available
<b>COMMENTS:</b>	*Excellent Street Parking *Built out with Offices & Storage *Fenced & Paved Yard *Excellent Access to 110 & 105 Freeways *4 Ground Level Doors *High Power Capacity *Separate Office & Warehouse Restrooms *14' Foot Clearance*

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