



FOR LEASE

1900 W 135th St, Gardena, CA 90249

AVAILABLE 21,245 SF Industrial Building

\$.98/SF Gross



FEATURES

| | |
|---------------------------|--|
| Available Square Footage | 21,245 |
| Land Square Footage | 36,590 |
| Total Office | 3,000 |
| Parking | 22 |
| Loading | 1 Dock High Position 6 Ground Level Doors |
| Minimum Ceiling Clearance | 14'-18' |
| Sprinklers | Yes |
| Year Built | 1961 |
| Construction | Masonry |
| Yard | Fenced/Paved |
| Power | 400A, 277/480 volts, 3 phase, 4 Wire |
| Zoning | M2 |

HIGHLIGHTS

- Clear Span Warehouse
- Private, Fenced, and Paved Yard Area
- Great Manufacturing or Fabrication Building
- Air Lines and Electrical Distribution Throughout Warehouse

ACCESSIBILITY

MILES TO

| | |
|--|------|
| Los Angeles International Airport | 7.7 |
| Long Beach Airport | 15.5 |
| Los Angeles & Long Beach Ports (both) | 16.5 |
| Intermodal Container Transfer Facility | 12.3 |

IMMEDIATE ACCESS TO

110, 405, and 91 Freeways



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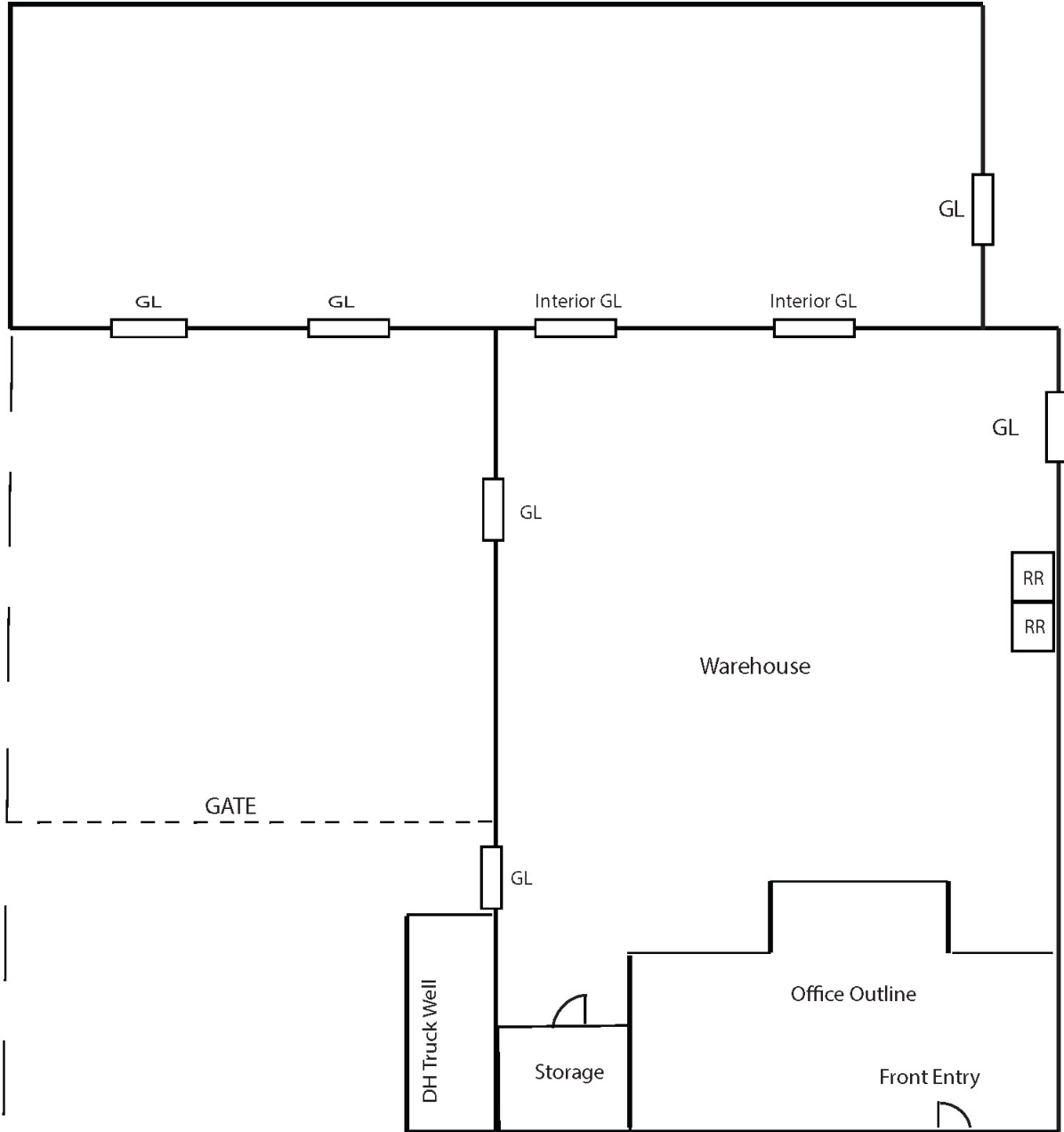
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FLOOR PLAN



NOT TO SCALE

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