

# 1910-1920 W. 144th St. | Gardena

AVAILABLE FOR SALE



## PROPERTY HIGHLIGHTS

- Great Sale Leaseback Investment Opportunity
- Offered at \$6,900,000 (\$275.38/SF)
- 5.45% Cap Rate (Subject to Leaseback Terms)
- Two Building Project Totaling 25,056 SF
- APNs 4062-003-002 & 4062-003-003
- 1920 W 144th Street is +/- 20,016 SF
- 1910 W 144th Street is 5,040 SF
- 1,600 SF of Second Floor Office
- Plenty of Skylights Throughout
- Attractive Brick Construction
- 1,500 SF Bonus Mezzanine
- Great Gardena Location
- Fire Sprinklers
- Heavy Power



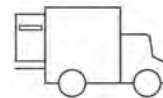
**\$6,900,000 (\$275.38/SF)**

**5.45% Cap Rate**



**+/- 25,056 TOTAL SF**

**Two Buildings - 2 APNs**



**2 OVERSIZED DOORS**

**Approximately 14' x 14'**



**3-PHASE POWER**

**600amp + 800amp Service**



**ALBERT PACLEB**

DRE # 01882342

(562)256-4684

AP@LACRES.com



**JOSHUA SCHWARTZ**

DRE # 02058318

(818)912-1364

JS@LACRES.com

**LACOMMERCIAL, INC.**

627 Aviation Way

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## INVESTMENT DETAILS

1910-1920 West 144th Street is a rare opportunity to purchase an industrial leased investment in the South Bay submarket of Los Angeles. The two buildings total 25,056 square feet and sits on two parcels of land totaling approximately 29,328 square feet (.67 acres). The two buildings are of brick construction with a large opening between the two buildings.

The property has heavy power with two panels (600 amp 400 volt 3-phase and 600 amps 240 volt 3-phase). The ground level doors for each building are oversized measuring approximately 14' x 14'. There is plenty of natural light coming in the warehouse with skylights throughout the entire building. Both buildings have fire sprinklers. The smaller building has approximately 1,500 square feet of unfinished bonus mezzanine space (not included in the square footage) and the larger building has approximately 1,600 square feet of window-lined second (2nd) floor office space with an expansive open floor layout.

The Seller, Presentation Media Incorporated (PMI) occupies the Premises for their sign, trade show exhibit and large format printing business. PMI was established in 1969 and has acquired a few companies throughout the years (Classic Letters in 2007, ColorTek in 2011, ESP Exhibits in 2012, Adage Graphics in 2015 & Tandem Exhibits in 2016). They have been headquartered out of 1910-1920 West 144th Street since 2018 and have made extensive upgrades throughout the years.



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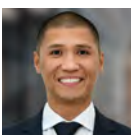
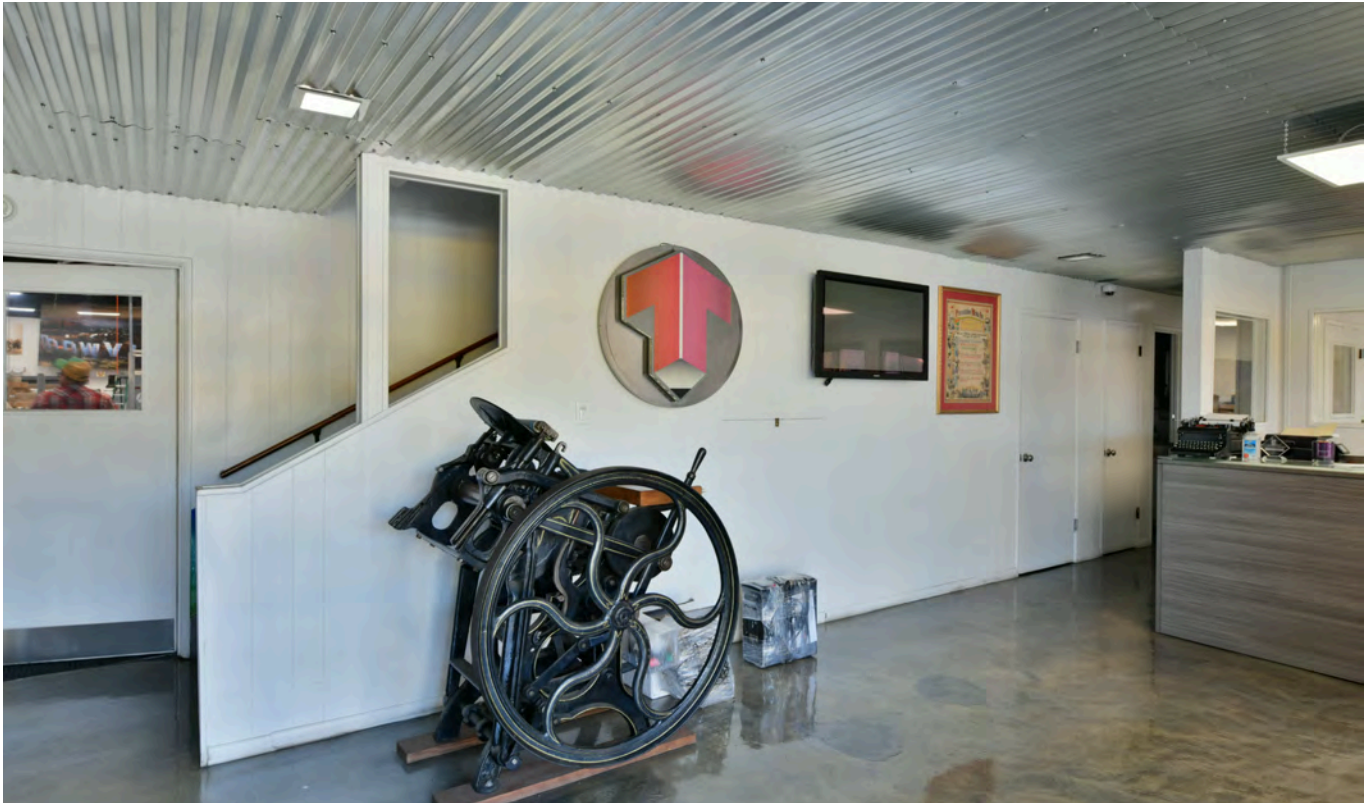
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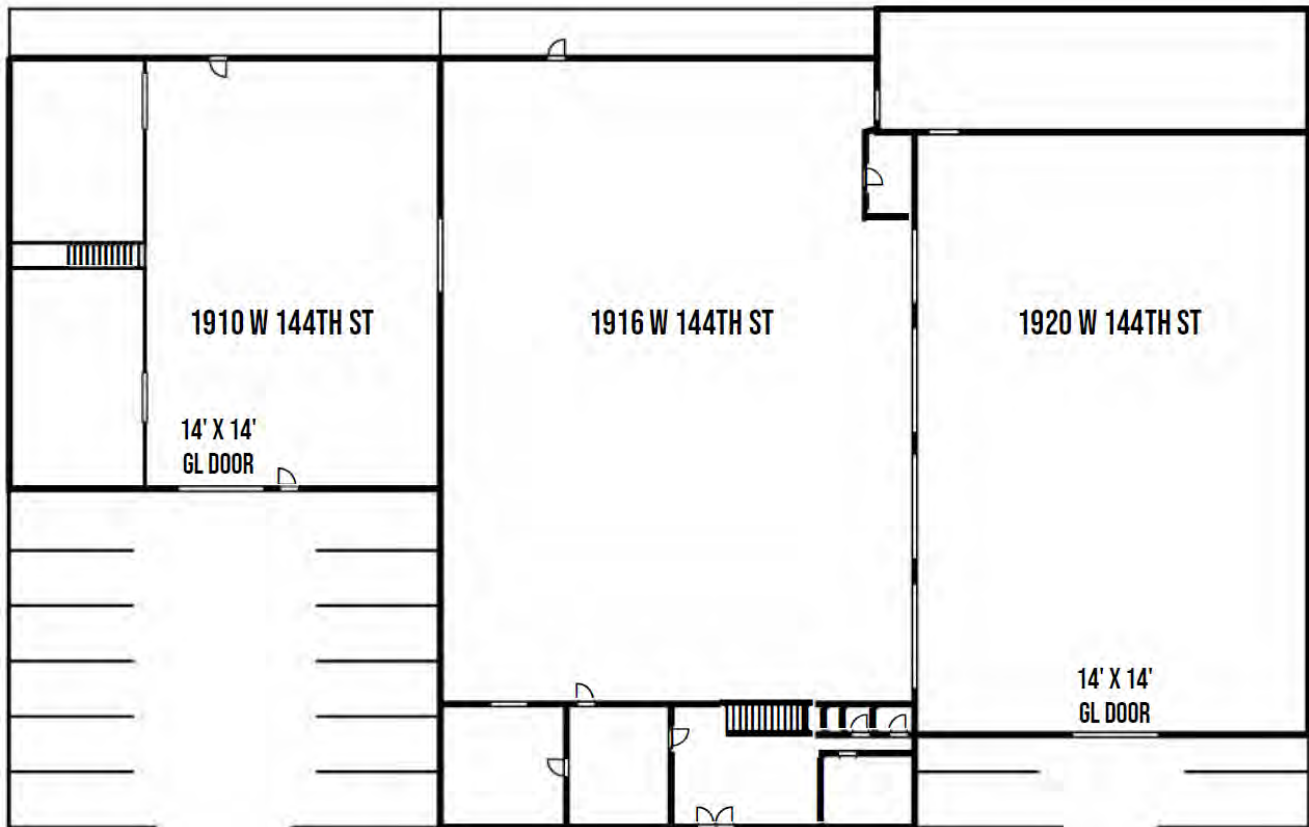
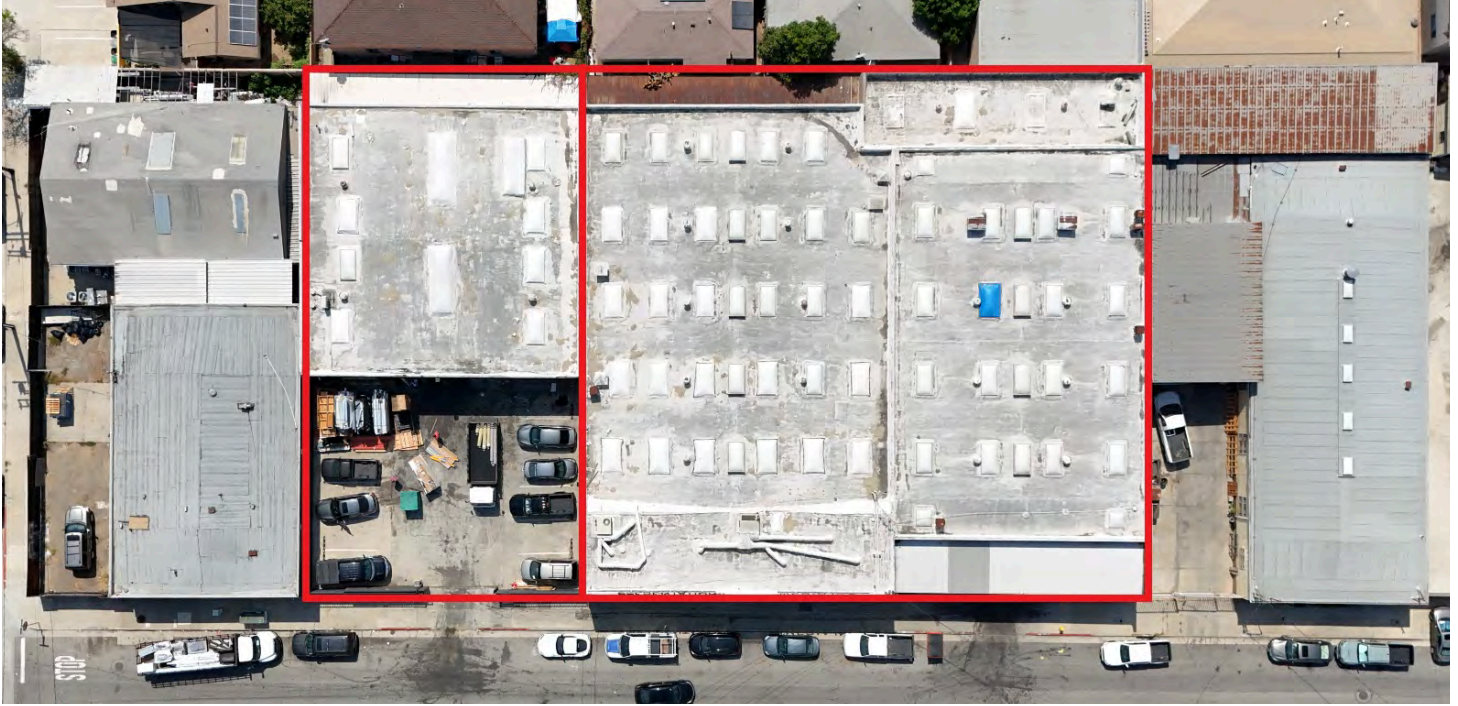
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