


# 141 E 157th St

141 E 157th St, Gardena, CA 90248

 Presented By:  
DREAM Commercial



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## Property Details

This industrial property is situated in a convenient location in unincorporated Los Angeles County (Gardena address) just a few minutes from 110, 91, and 405 fwy.

The building has a fire sprinkler system, a total of 1400 amps electricity, and 4 drive-ins with roll-up doors. Ceiling height varies from 15 to 18 ft. Lot size is approximately 52,911 SF with 40 parking spots.

Refer to attached site plan. Only the east section of approximately 9,540 SF is still available. It has a small office of approximately 120 SF with space to build additional offices if needed. It also has one Ground Level roll up door for convenient loading and unloading. Tenant will have their own walled off section with their own GL door, and private entrance.

All offers will be considered.

- Recent upgrades include:
- New roof
  - New LED lights throughout the warehouse
  - Striped parking lot in the front and rear
  - Paint throughout the warehouse interior

Disclaimer: Prospective Tenants are advised to conduct their own inspection on all aspects of the property and zoning to ensure it suits their needs. Broker or its agents have not verified and will not verify any information.

**Price: \$14.04 /SF/YR**

- Great location with convenient freeway access (110, 91, & 405 fwy)!
- 9,540 sq ft of space includes 120 sq ft of office space!
- Heavy power: Upto 1400 Amps of electricity!
- Newer roof, and LED lights!

View the full listing here: <https://www.loopnet.com/Listing/141-E-157th-St-Gardena-CA/32096855/>

Rental Rate:	\$14.04 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	9,540 SF
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Year Built:	1963
Rental Rate Mo:	\$1.17 /SF/MO

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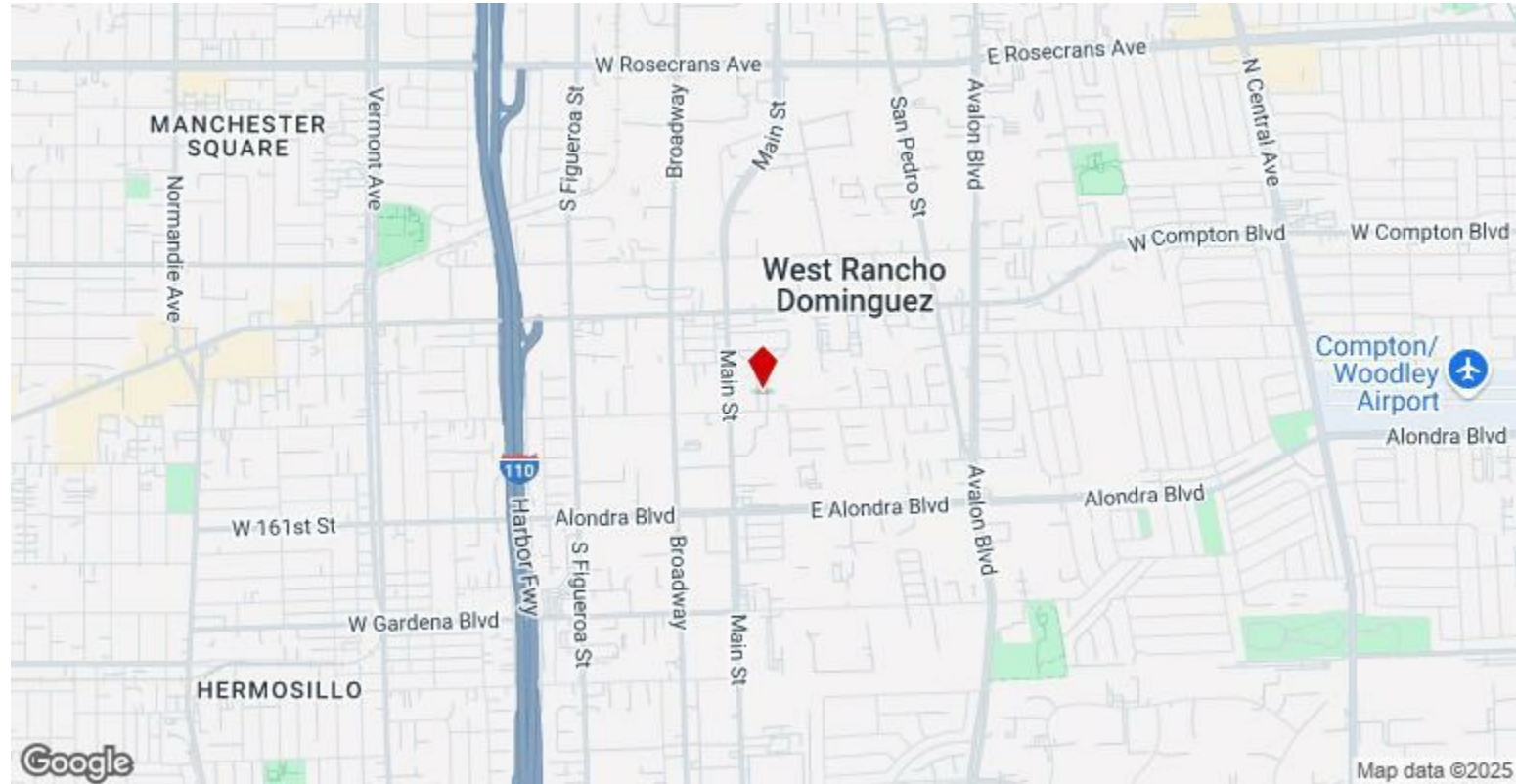
## Listing space

1st Floor Ste 1	Space Available:	9,540 SF
	Rental Rate:	\$14.04 /SF/YR
	Contiguous Area:	9,540 SF
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Office Size:	120 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	Negotiable

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## Location





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## Property Photos



Building Photo



Building Photo

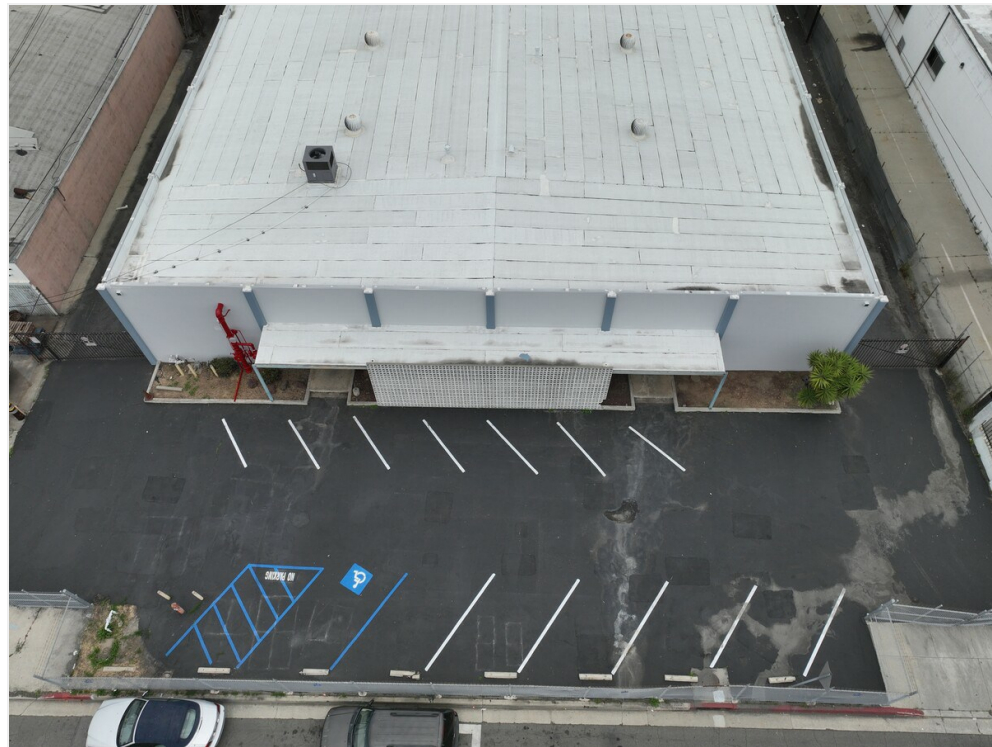
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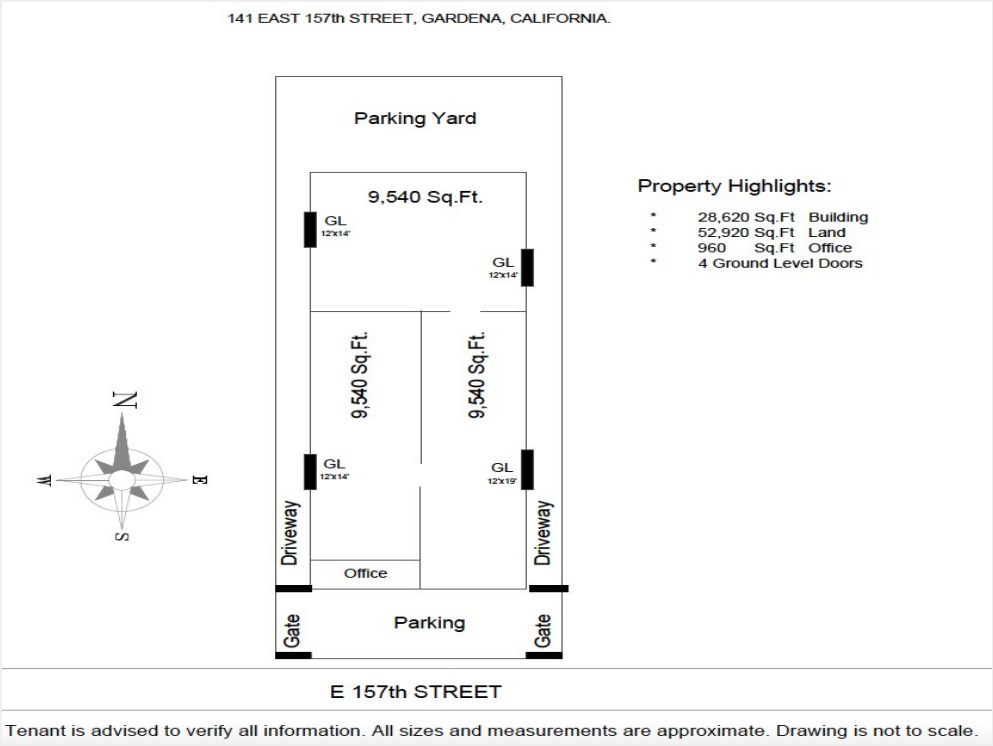


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**Vinil Ramchandran**

[vinilramchandran@gmail.com](mailto:vinilramchandran@gmail.com)

(562) 761-4689

**Dream Commercial**

2901 West Coast Hwy, Suite  
267

Newport Beach, CA 92663

