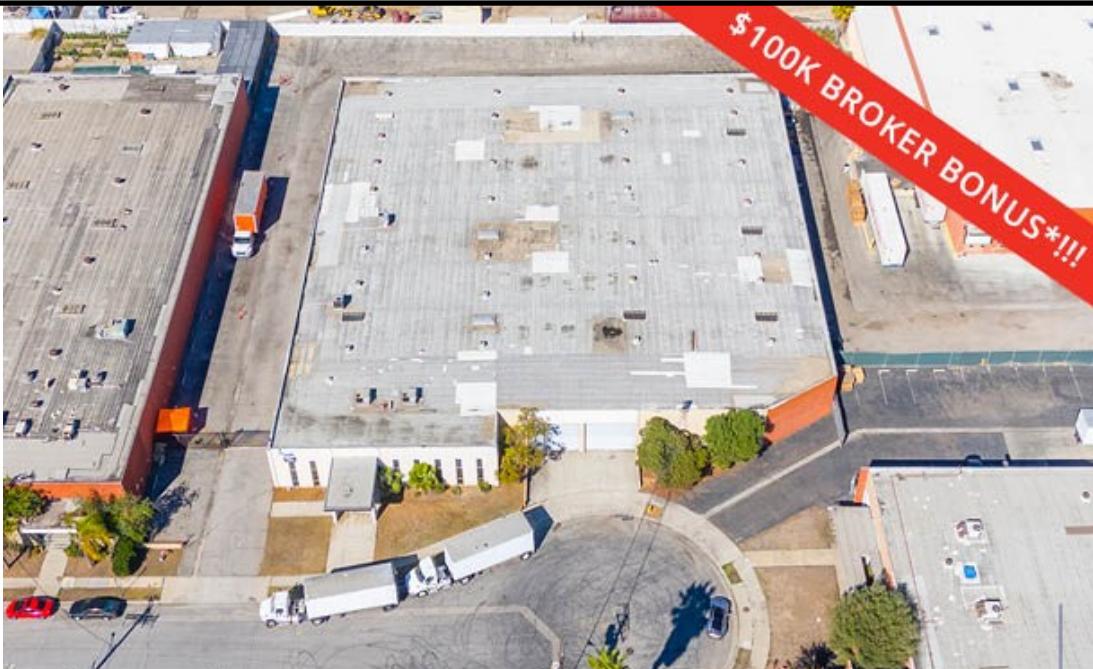


Available SF 40,385 SF

Industrial For Sale

Building Size 40,385 SF


Address: 201 W 138th St, Los Angeles, CA 90061

Cross Streets: S Broadway/W 138th St

New \$250K Price Reduction & \$100K Broker Bonus*

Great Value Add Sale Opportunity

Unincorporated LA County No Gross Receipts Tax Heavy

Power / Dock High Loading / Fenced Yard

Low Traffic Cul-De-Sac Location

Sale Price:	\$9,250,000.00	Sprinklered:	Yes	Office SF / #:	6,855 SF / 4
Sale Price/SF:	\$229.05	Clear Height:	18'	Restrooms:	5
Available SF:	40,385 SF	GL Doors/Dim:	2 / 16'x14'	Office HVAC:	Heat & AC
Prop Lot Size:	1.60 Ac / 69,696 SF	DH Doors/Dim:	4 / 40' wide dock w/ 2 roll-up dr	Finished Ofc Mezz:	0 SF
Taxes:	\$93,185 / 2025	A: 1200 V: 120 O: 3 W: 4		Include In Available:	No
Yard:	Fenced/Paved	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Zoning:	LCM11/2	Const Status/Year Blt:	Existing / 1968	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	56 / Ratio: 1.4:1	Vacant:	Yes
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
				APN#:	6132-042-031

Listing Company: Colliers - El Segundo

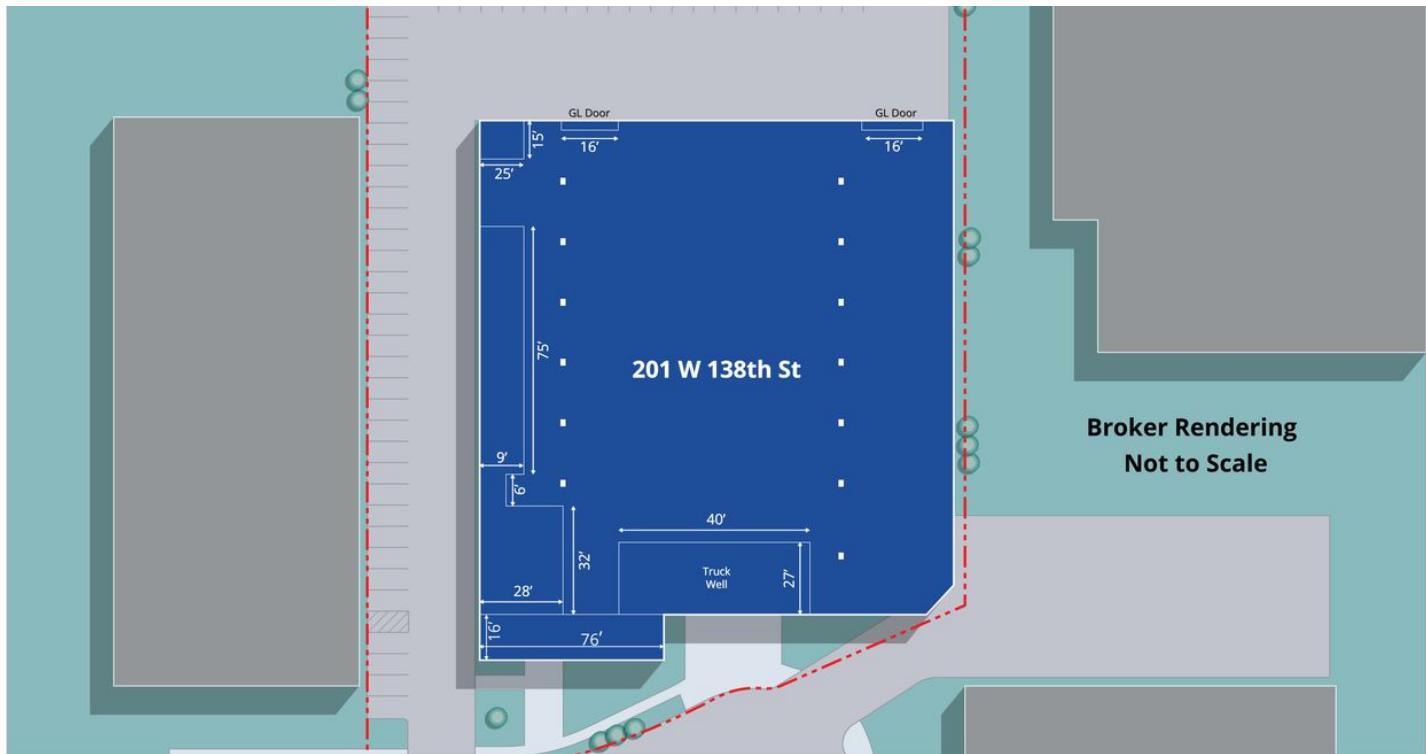
Agents: Cole Cervantes 310-321-1815, Chuck Littell, SIOR, CCIM 310-321-1838

Listing #: 43598464

Listing Date: 10/23/2025

FTCF: AP000N000S250

Notes: Buyer to independently verify all. Property located within LA County Green Zone. Building & land site per LA County Assessor. 4 private offices. Conference room. 5 restrooms. *Broker bonus payable at close of escrow subject to seller's approval.

Chuck Littell, SIOR, CCIM
 Chuck.Littell@colliers.com
 213-675-3050

HUGE PRICE REDUCTION!

For Sale
±40,385 SF

Contacts:

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201 W. 138th Street Los Angeles, CA 90061

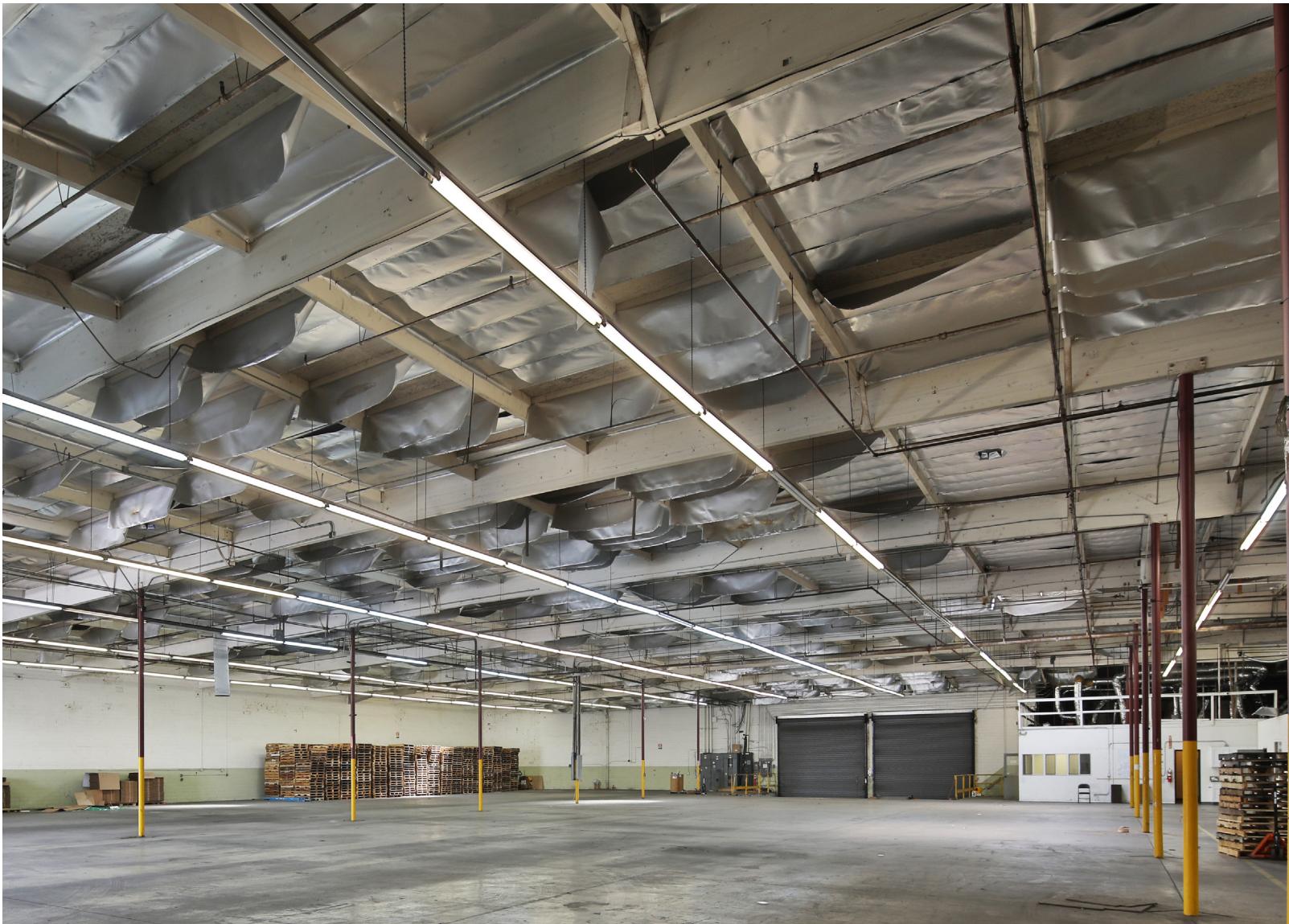
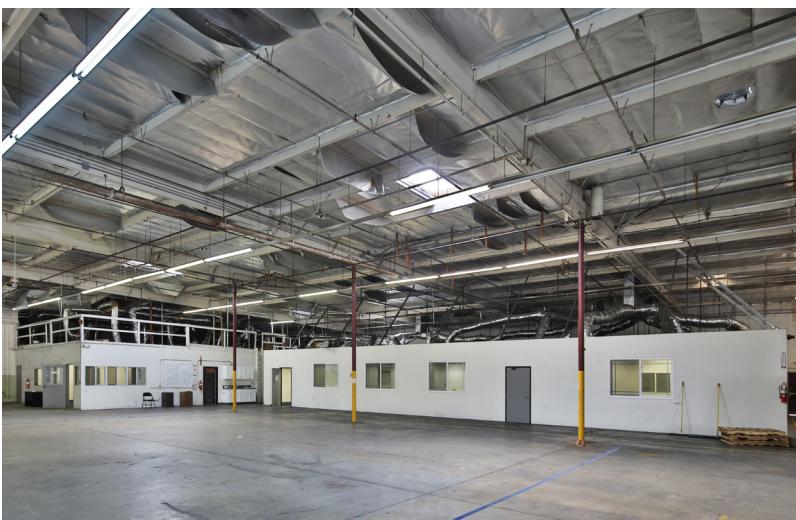
Property Features:

- ±40,385 SF Building
- ±69,696 SF / ±1.6 Acres Land Size
- Ceiling Height: 18'
- DH Positions: 4 / GL Doors: 2
- ± 6,855 SF Office Space
- Power: 1,200 Amps | 120 V | 3 Phase
- Parking: 56 (1.4:1)
- Low Traffic Cul-de-Sac Location
- Asking Price: \$9.25M / \$229.05 PSF

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Interior & Exterior Photos

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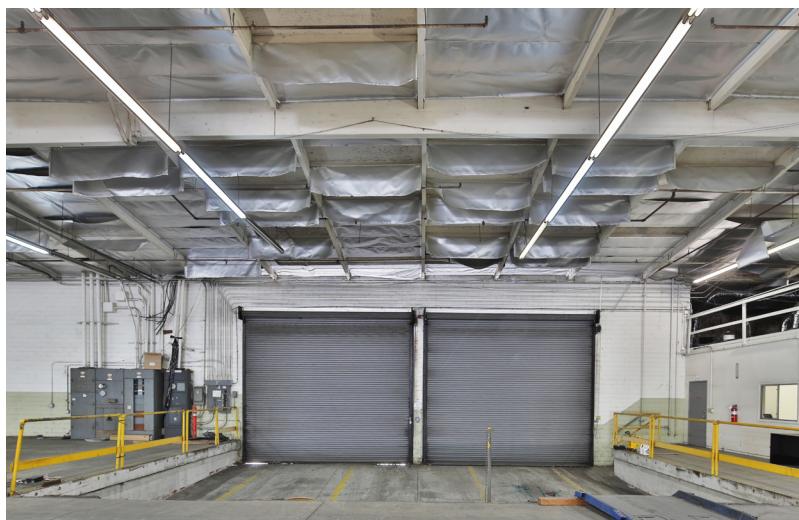
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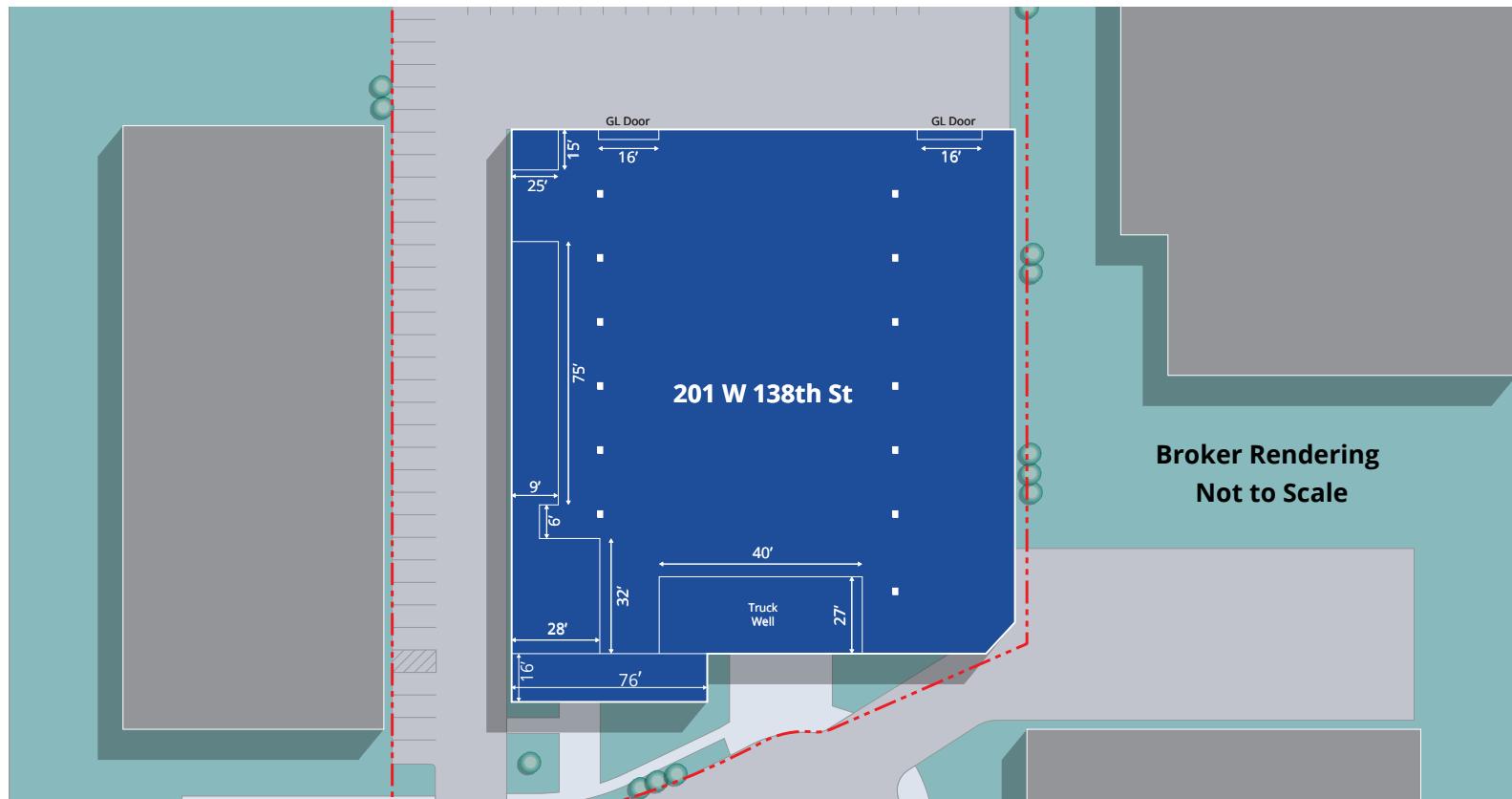
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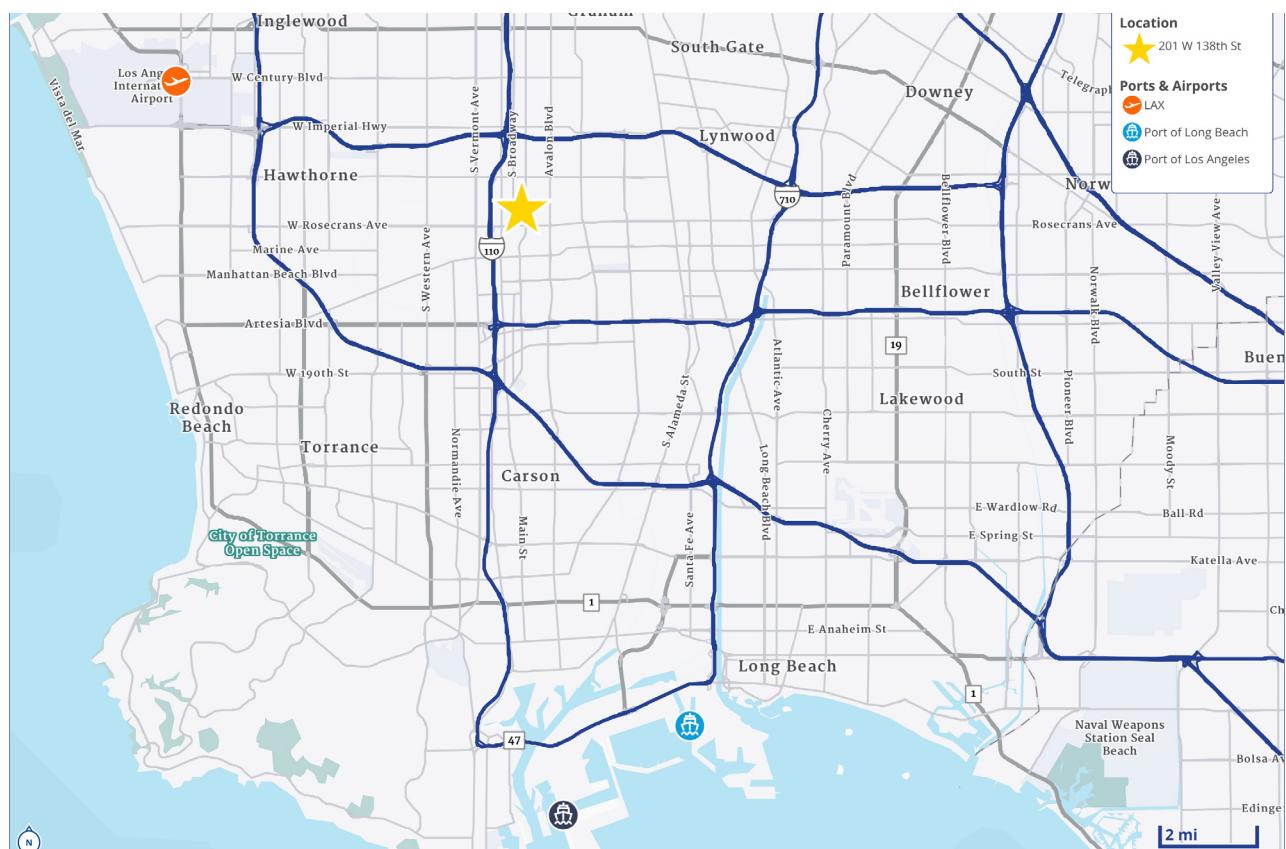
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Site Plans & Location Map

201 W. 138th Street, Los Angeles, CA 90061



Broker Rendering Not to Scale



Cole Cerventes

Chuck Littell SIOR CCIM

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