

± 24,137 SF INDUSTRIAL BUILDING FOR SALE

690

W 190TH ST

UNINCORPORATED LA COUNTY
(GARDENA P.O.), CA 90248



CBRE

For more information, please contact:

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Discover a prime opportunity at 690 W 190th Street in Unincorporated LA County (Gardena P.O.), CA 90248 – a versatile industrial property offering approximately 24,137 SF square feet on 0.75 acres.

Boasting excellent connectivity to major freeways (I-110, I-405, SR-91) and close proximity to the Ports of Los Angeles and Long Beach, this asset is strategically positioned in a robust Southern California market. Whether you're an owner-user seeking a functional space, or an investor targeting a value-add opportunity in a supply-constrained submarket with strong fundamentals, 690 W 190th Street provides significant potential for growth and accessibility. The property was recently renovated in 2025 and features two (2) dock-high positions and one (1) grade-level door. The property includes two income-generating billboard signage with an existing lease agreement. Billboard signage income is currently at \$4,460 per month. It also offers amenities such as a bus line, tremendous freeway signage visibility, and a yard.



PROPERTY HIGHLIGHTS



TREMENDOUS
I-405 FREEWAY
SIGNAGE VISIBILITY



NEWLY RENOVATED
IMPROVEMENTS



LOCATED IN
UNINCORPORATED
LOS ANGELES
COUNTY



PHOTO GALLERY

PROPERTY HIGHLIGHTS



SALE PRICE/ SALE PRICE PSF

\$6,950,000/
\$287.94 PSF



AVAILABLE SF

±24,137 SF



PROP LOT SIZE

0.75 Ac/32,670 SF



OFFICE SF

±3,875 SF
(includes ±1,797 SF
Mezzanine)



PARKING*

Twelve (12)
Parking Stalls
**(plus ±7,156 SF "unstriped
parking easement")*



GL DOORS

One (1) - 12' x 12'



TWO (2) DH POSITIONS

with One (1) DH Door
20' x 12'



POWER

400A | 120/240 V |
3 Ø | 4W



CLEAR HEIGHT

17' min.



TRAFFIC COUNT I-405/W190TH ST

256,000 (2013)



EXTRA SPACE STORAGE

PRIME WHEEL CORPORATION

CALPAK

COMPTON / WOODLEY AIRPORT

COMPTON COURTHOUSE

CAL STATE UNIVERSITY, DOMINGUEZ HILLS

ULA LOCAL 250 STEAMFITTERS

FEDEX

GALAXY PARK

TIRECO



AUTONATION

690
W 190TH ST

W 190TH STREET

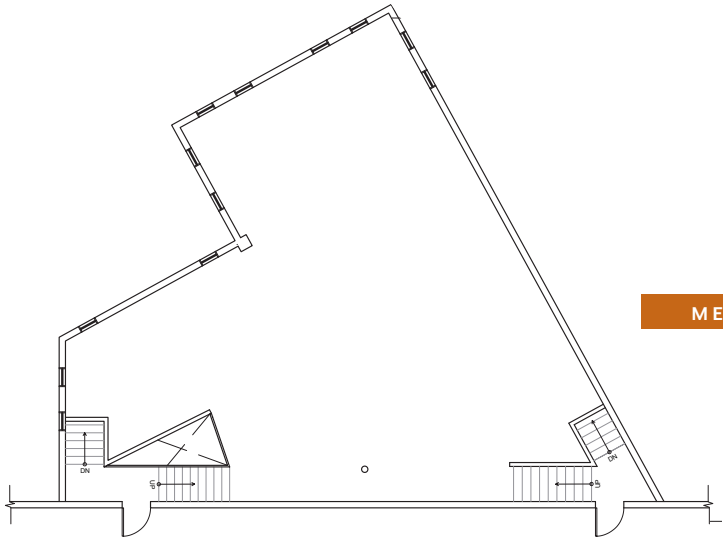
W 190TH STREET



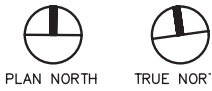
HAMILTON AVENUE



±7,156 SF
PARKING
EASEMENT

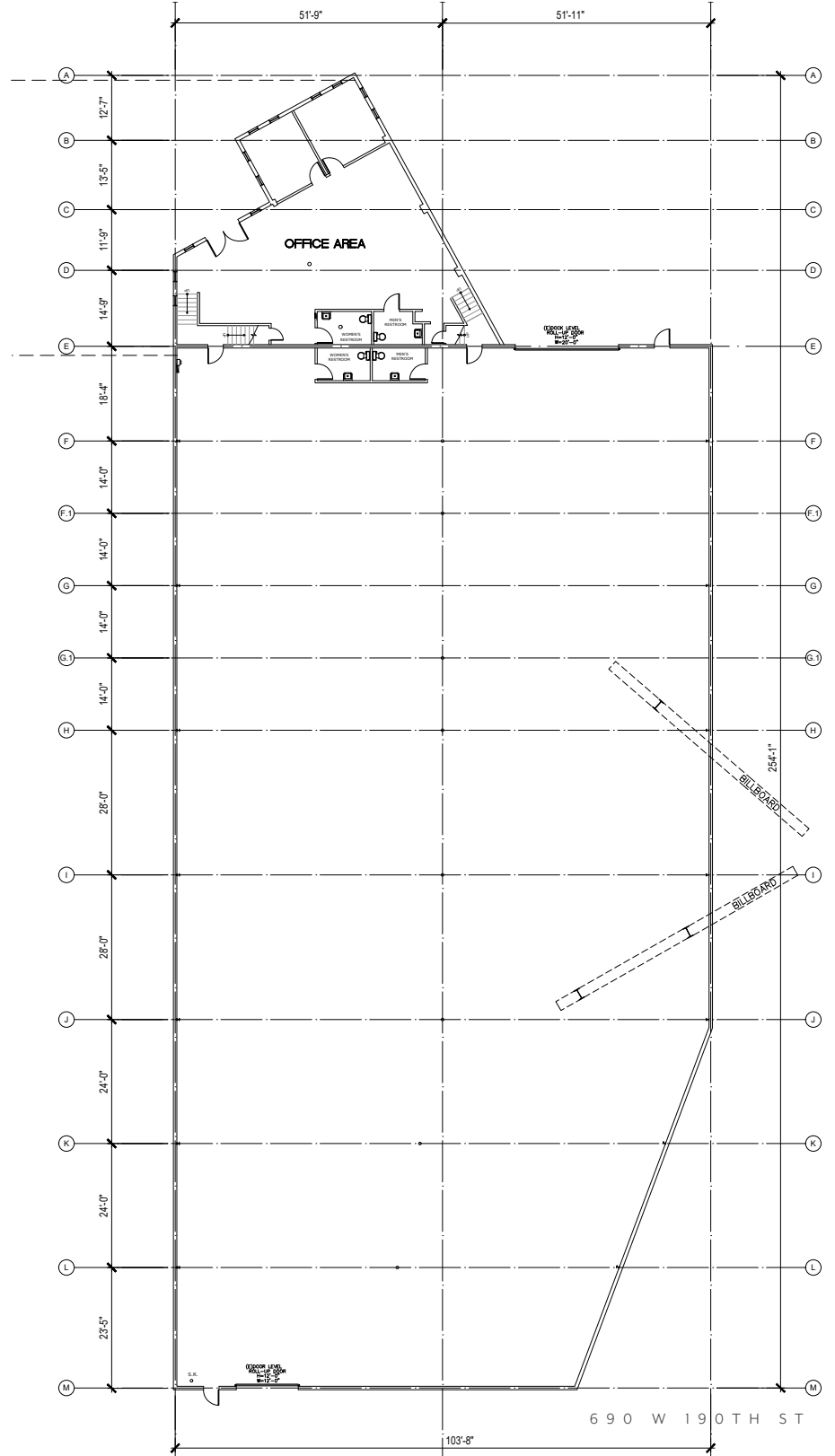


MEZZANINE

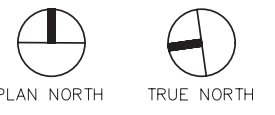
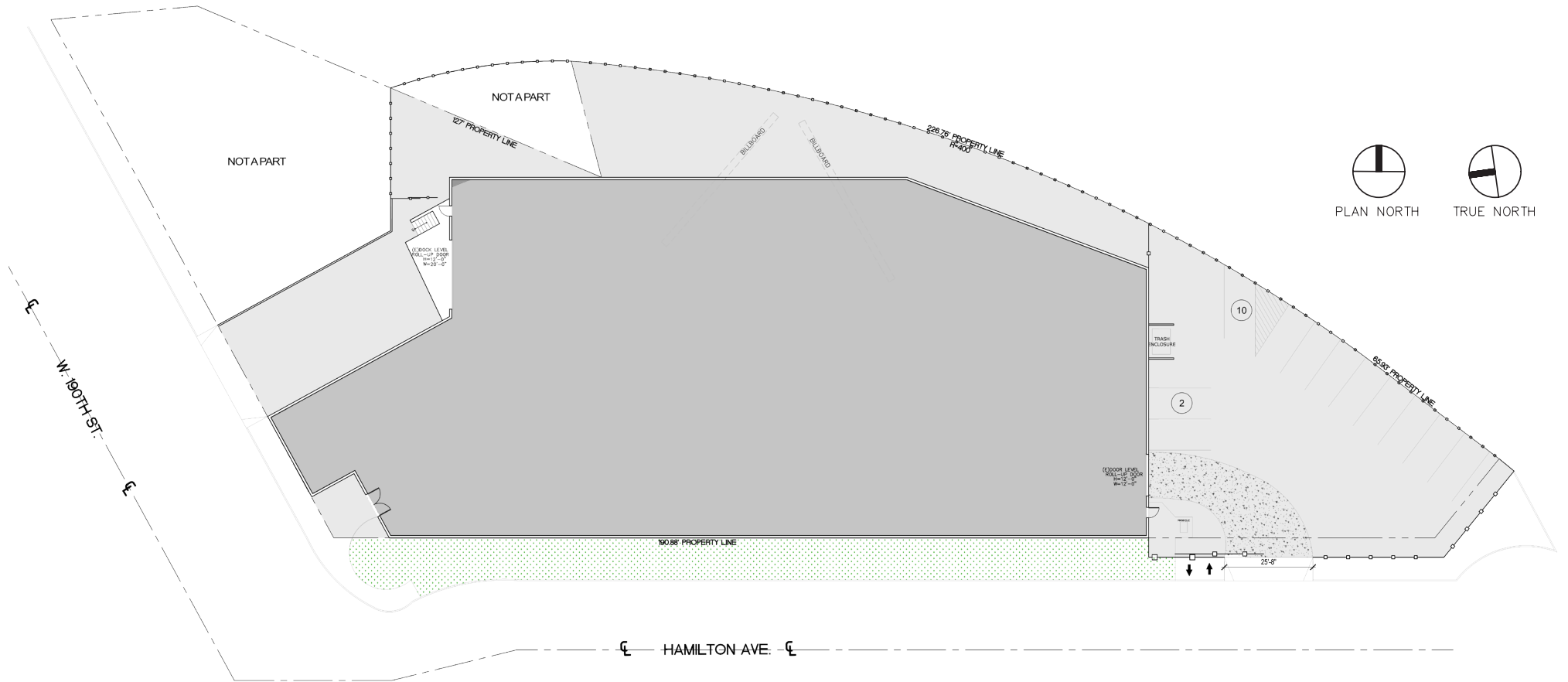


AREA CALCULATIONS	
WAREHOUSE	±20,262 SF
OFFICE	±2,078 SF
MEZZANINE	±1,797 SF
TOTAL	±24,137 SF

GROUND FLOOR



FLOOR PLAN



AREA CALCULATIONS

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SITE PLAN

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