



Address: 1611 190th St, Gardena, CA 90248
Cross Streets: S Western Ave/190th St

Prime 190th Corridor Location - Excellent Visibility
 Surrounded By Amenities
 Ground Level Access Possible
 Two (2) Dock High/Ground Level Possible
 Excellent Access to 405, 91 & 110 Fwys
 City of Los Angeles (Gardena P.O.)

Lease Rate/Mo.: \$28,675
Lease Rate/SF: \$1.85
Lease Type: Gross
Available SF: 15,500 SF
Minimum SF: 15,500 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2-1

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 21' X 15'
A: 200 V: 122/240 0: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1976
Whse HVAC: No
Parking Spaces: 11 / Ratio: 0.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,000 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7351001024

Listing Company: The Klabin Company

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Listing #: 38843654

Listing Date: 09/05/2023

FTCF: CB275N187S000/OAA

Notes: Rent quoted includes all base year OpEx. Additional on-site parking possible. Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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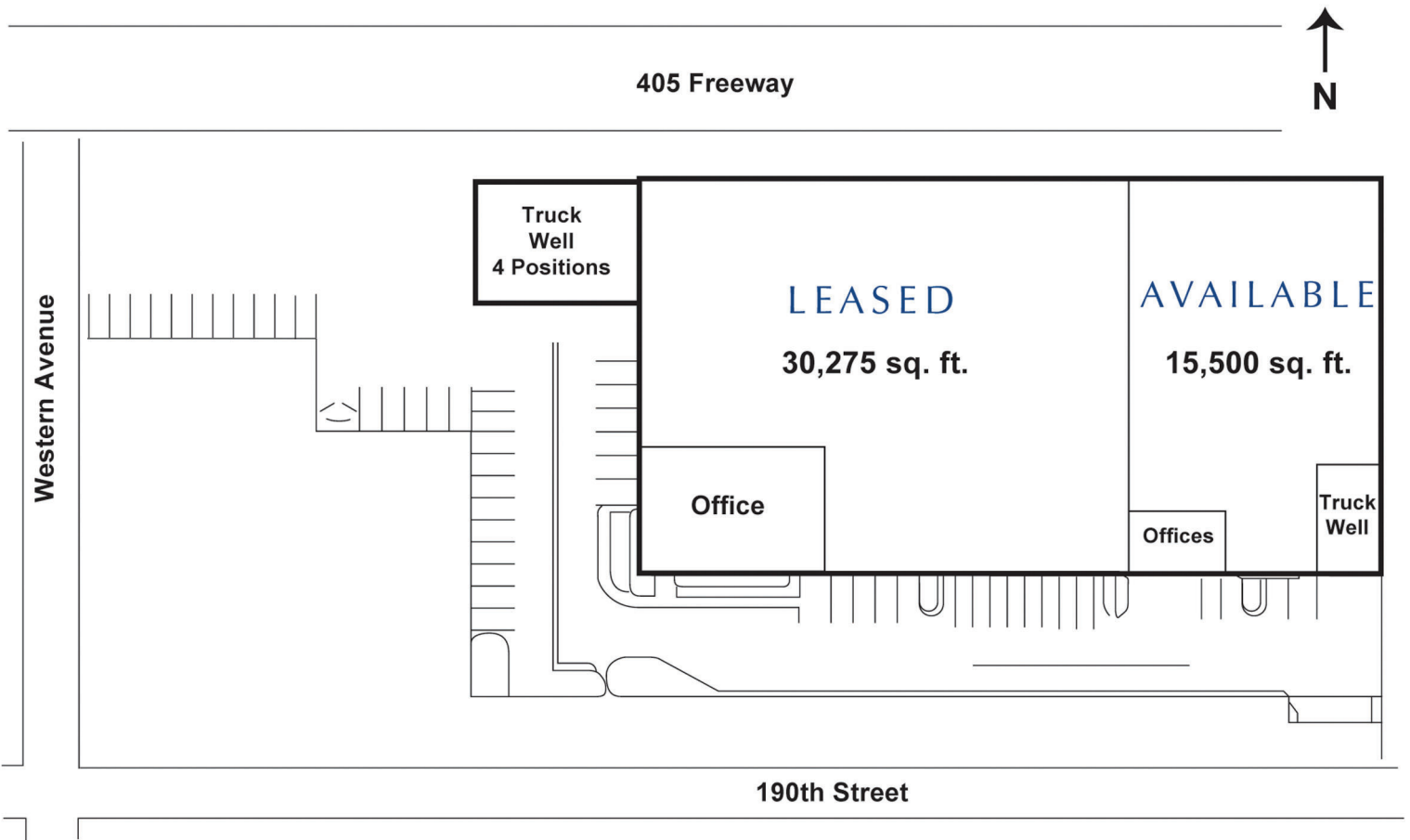
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