

Available SF 20,594 SF

Industrial For Lease & For Sale

Building Size 20,594 SF



Property Name: Gardena Business Park
Address: 1927 W 139th St, Gardena, CA 90249
Cross Streets: S Western Ave/W 139th St

Free Standing Building
 1 GL Loading Door
 2 DH Loading Doors
 Large Private Secured Yard
 Sprinklered
 400 Amps 120/240V

Lease Rate/Mo: \$29,861
Lease Rate/SF: \$1.45
Lease Type: Gross
Available SF: 20,594 SF
Minimum SF: 20,594 SF
Prop Lot Size: 0.94 Ac / 40,946 SF
Term: Acceptable to Owner
Sale Price: \$6,590,080.00
Sale Price/SF: \$320.00
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1
DH Doors/Dim: 2
A: 400 V: 120/240 O: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1981
Whse HVAC: Yes
Parking Spaces: / Ratio:
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,627 SF / 5
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: Gardena/North Compton
APN#: 4061-025-143

Listing Company: CBRE - El Segundo
Agents: [Brian Held 310-363-4825](#), [Robert Spratlin 310-363-4827](#), [Luke Snyder 310-626-7361](#)
Listing #: 45624536
Notes: Call broker for commission information.

Listing Date: 09/15/2026

FTCF: CB000N000S000