

FOR SALE

**OWNER/USER INDUSTRIAL BUILDING IN SOUTH BAY LOS ANGELES**  
**105,671 SF SINGLE-STORY INDUSTRIAL BUILDING ON 4.9 ACRES OF LAND**



Rosecrans Ave.



**240 E. ROSECRANS AVE. GARDENA, CA 90248**  
(UNINCORPORATED LA)

**Exclusive Listing Agents**

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**TEAM  
CONDON**

alexa • brittany • erica  
jacob • kylie • mike • michael  
pete • reid • scott





# PROPERTY OVERVIEW

ADDRESS	240 E. Rosecrans Ave. Gardena, CA 90248 (Unincorporated LA)
PROPERTY TYPE	Single-story industrial building with surface parking
BUILDING SIZE	Warehouse: 95,218 SF Office: 10,453 SF <b>Total: 105,671 SF</b>
STORIES	Single Story
OCCUPANCY	Currently owner-occupied with a potential short-term leaseback upon sale, offering ultimate occupancy flexibility. Leaseback terms are TBD.
YEAR BUILT (RENOVATED)	1971 (2021)
PARKING	122 surface parking stalls
YARD	Yes, gated & secured
LOT SIZE	211,522 SF (4.86 Acres)
APN	6129-010-036
ZONING	M-2-IP-GZ



# BUILDING DETAILS



105,671 SF  
SIZE



Office: 8'6", but varies from area to area  
Warehouse: 26-29'. Slopes to highest in middle.  
**CLEAR HEIGHT**



1600amps 480v 120/208  
**POWER SPECS**



Docks: 4 • Grade: 1  
Interior Truck Well: 1  
**LOADING**



Yes  
**SPRINKLERS**



Concrete, Gated, Fully-Secured & Lit  
**YARD**



Yes  
**HVAC**

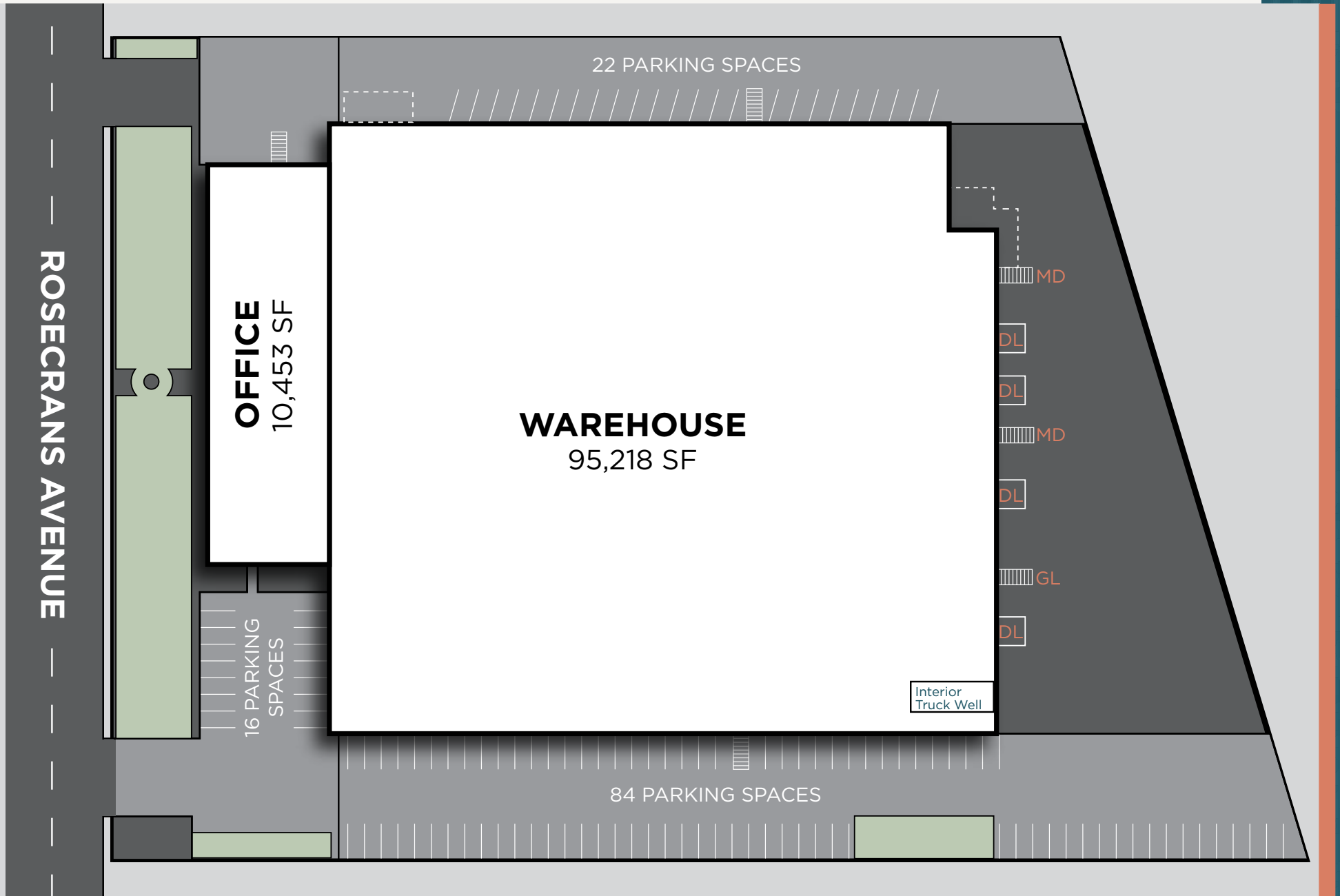




# SITE PLAN



# FLOOR PLAN







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