

FOR SALE

**±10,810 SF INDUSTRIAL BUILDING
ON ±20,038 SF OF LAND**



1858 W ROSECRANS AVE | GARDENA | CA 90249

DOUG CLINE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±10,810 SF INDUSTRIAL BLDG ON ±20,038 SF OF LAND

FOR SALE



Auto Body / Auto
Repair Facility



Certified Spray
Booth



17 Repair Bays



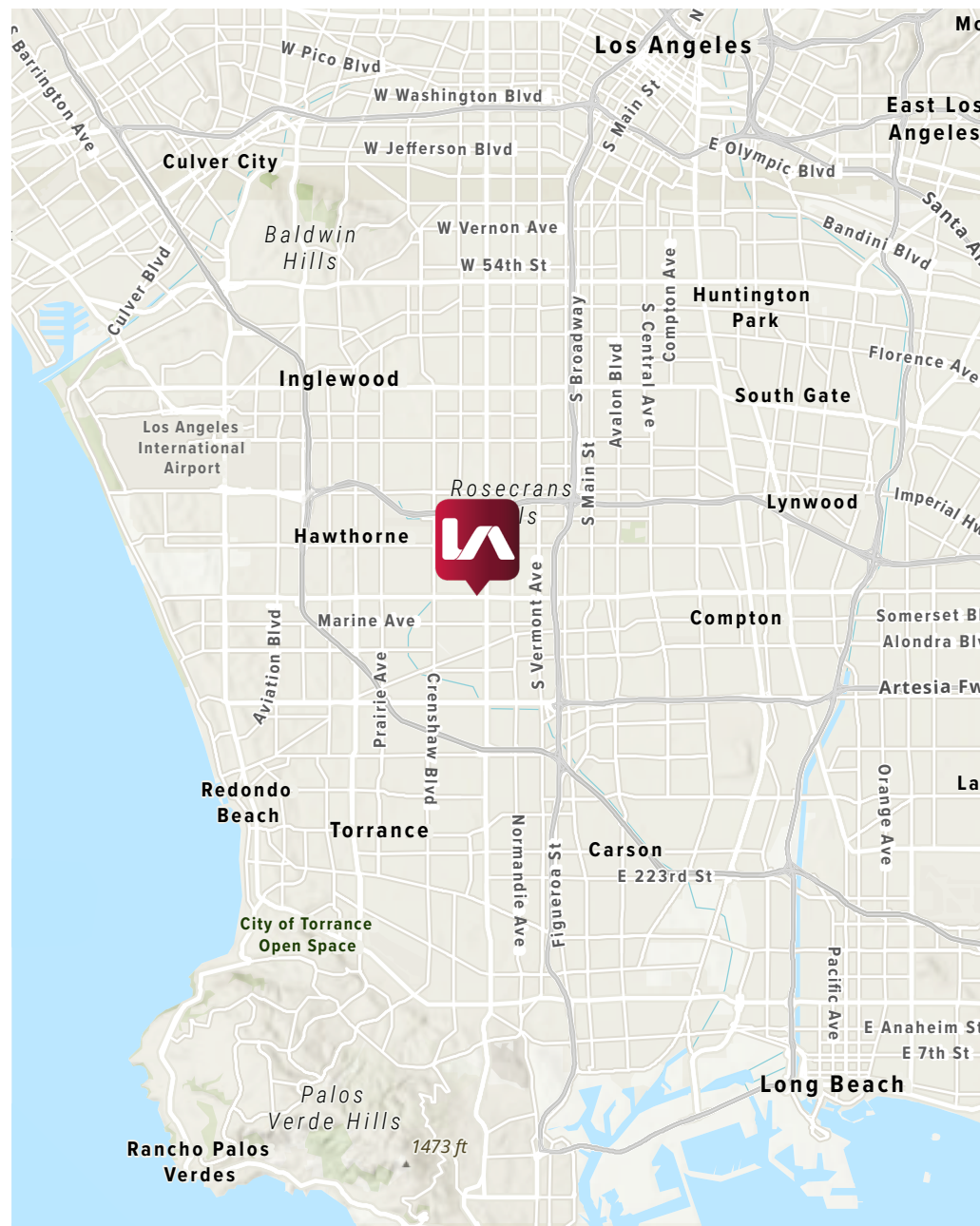
Private Fenced
Yard with 2 Street
Access



Includes the
Business

PROPERTY INFORMATION

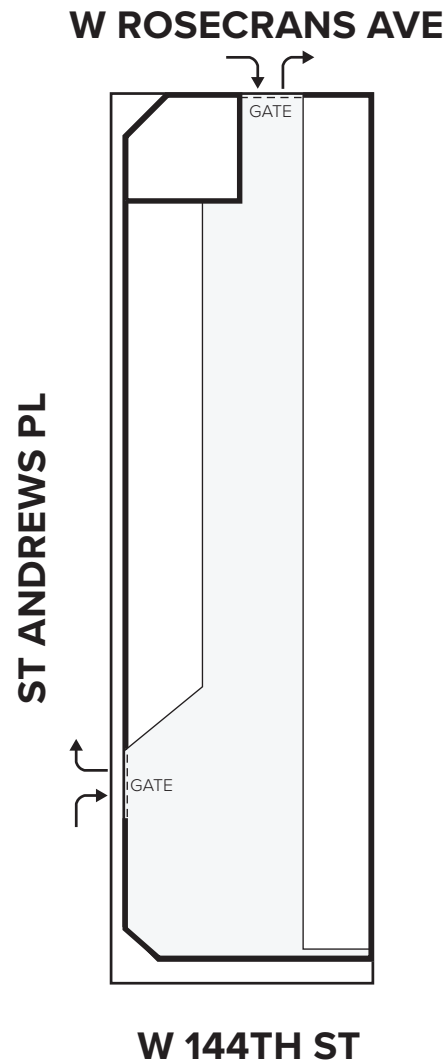
Available SF	±10,810	Parking Spaces	2
Clear Height	15'	Rail Service	No
Sprinklered	No	GL Doors	1
Prop Lot Size	±20,038	DH Doors	0
Yard	Fenced/Paved	Construction Type	Brick
Office SF	±2,100	Year Built	1951
Restrooms	4	Specific Use	Mixed
Finished Office Mezzanine	±1,000	Warehouse AC	No
Included in Available	Yes	Zoning	GASP
Possession Date	COE	Market/Submarket	Gardena/North Compton
Vacant	No	APN	4062-004-082
		Power	A: 200 V: 240 O: 3 W:



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SITE PLAN

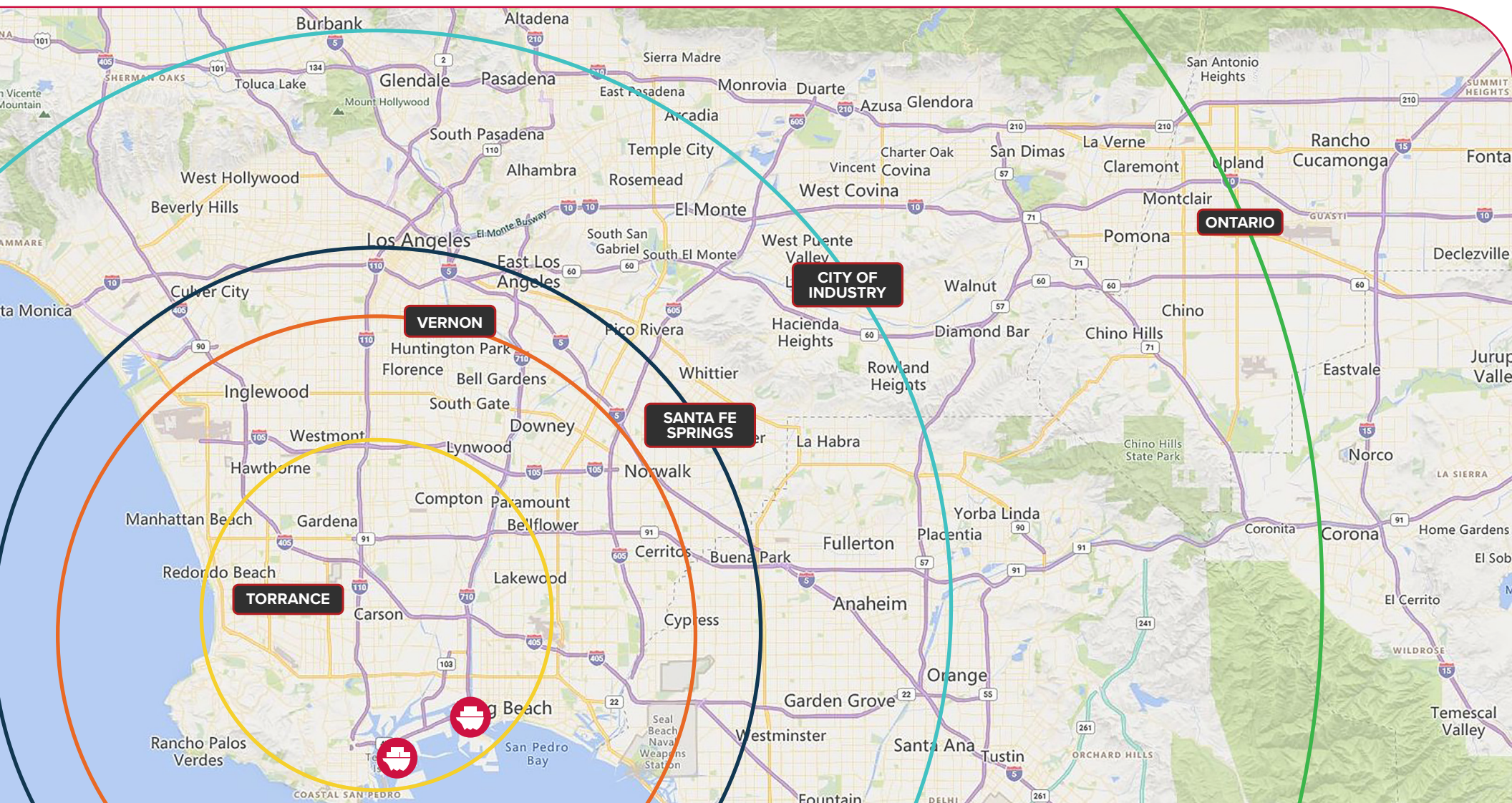


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.