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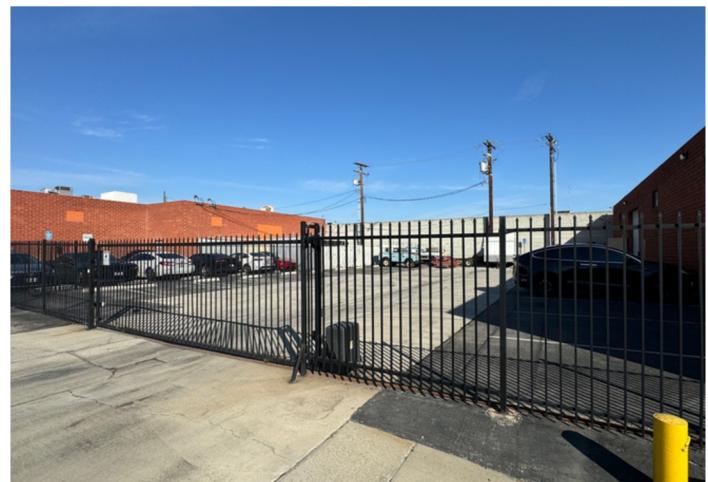
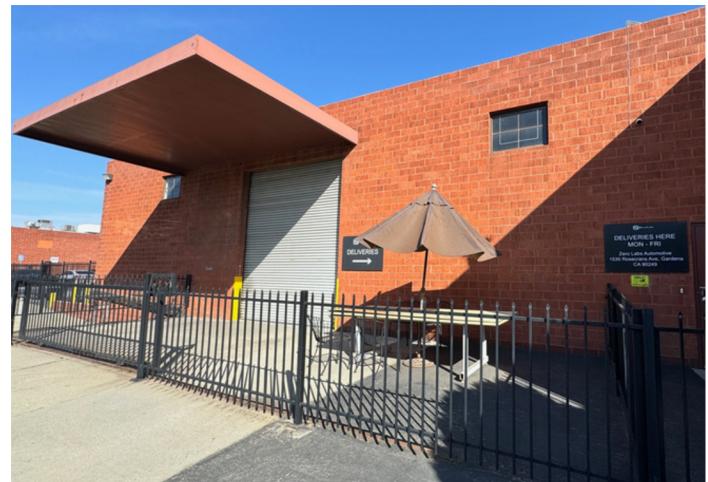
eXp Realty or Greater Los Angeles

303 N. Glenoaks Blvd., Ste. 200 Burbank, CA 91502

Available SF 15,090

Industrial for Sub-Lease

Building Size 15,090



Address:

1535 W Rosecrans Ave. Gardena, CA 90249

Cross Streets:

W Rosecrans Ave / Kingsley Dr

**Major Street Frontage
Freestanding Building**

**(1) Dock High Loading / (3) Ground Level Loading
Versatile Building with Wide Range of Uses
*Landlord would consider a New Lease**

Lease Rate/Mo: \$22,340
Lease Rate/SF: \$1.48
Lease Type: Gross
Available SF: 15,090
Minimum SF: 15,090
Prop Lot Size: 0.62 Ac / 27,007 SF
Term: *2 Yr
Sale Price: NFS
Sale Price/SF: NFS
Taxes: :
Yard: Fenced / Paved
Zoning: M2
Listing #:

Sprinklered: \$22,340
Clear Height: \$1.48
GL Door/Dim: Gross
DH Doors /Dim: 15,090
A: 400 V: 120/208 O: 3 W: 4
Construction Type: Brick
Year Built: Existing / 1969

Whse HVAC:
Parking Spaces: 22 / Ratio 1.5:1
Rail Service: No
Zoning: Warehouse/Office

Office SF / #: 2,500 SF
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: 6102-014-062



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