

1600 W 135th St

Gardena, CA 90249



Construction Begins June 1, 2026

FULLY ENTITLED

190,860 RSF for LEASE

Approved CUP in place for warehouse/distribution



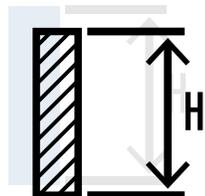
Building SPECS

BUILDING SIZE:	190,860 SF
LOT SIZE:	8.46 AC
ZONING:	M2
CLEAR HEIGHT:	36'
OFFICE SF:	9,392 SF (1st Floor + Mezz)
PARKING SPOTS:	275
TRAILER PARKING:	Ability to convert 34 parking stalls to 17 trailer stalls
DOCK DOORS:	22
SPEED BAYS:	Warehousing Lighting
GRADE LEVEL:	2
POWER:	4,000A pull, 4,000A meter, 277/480V, 3P, 4W
SPRINKLERS:	ESFR
DIMENSIONS:	350' x 512'
COLUMN SPACING:	56' x 60'
EV CHARGING STATIONS:	22 stations



LOCATION

9.5 miles to Port of
LA & Long Beach
5 miles to LAX



UP TO

36'
Clear Height



POWER

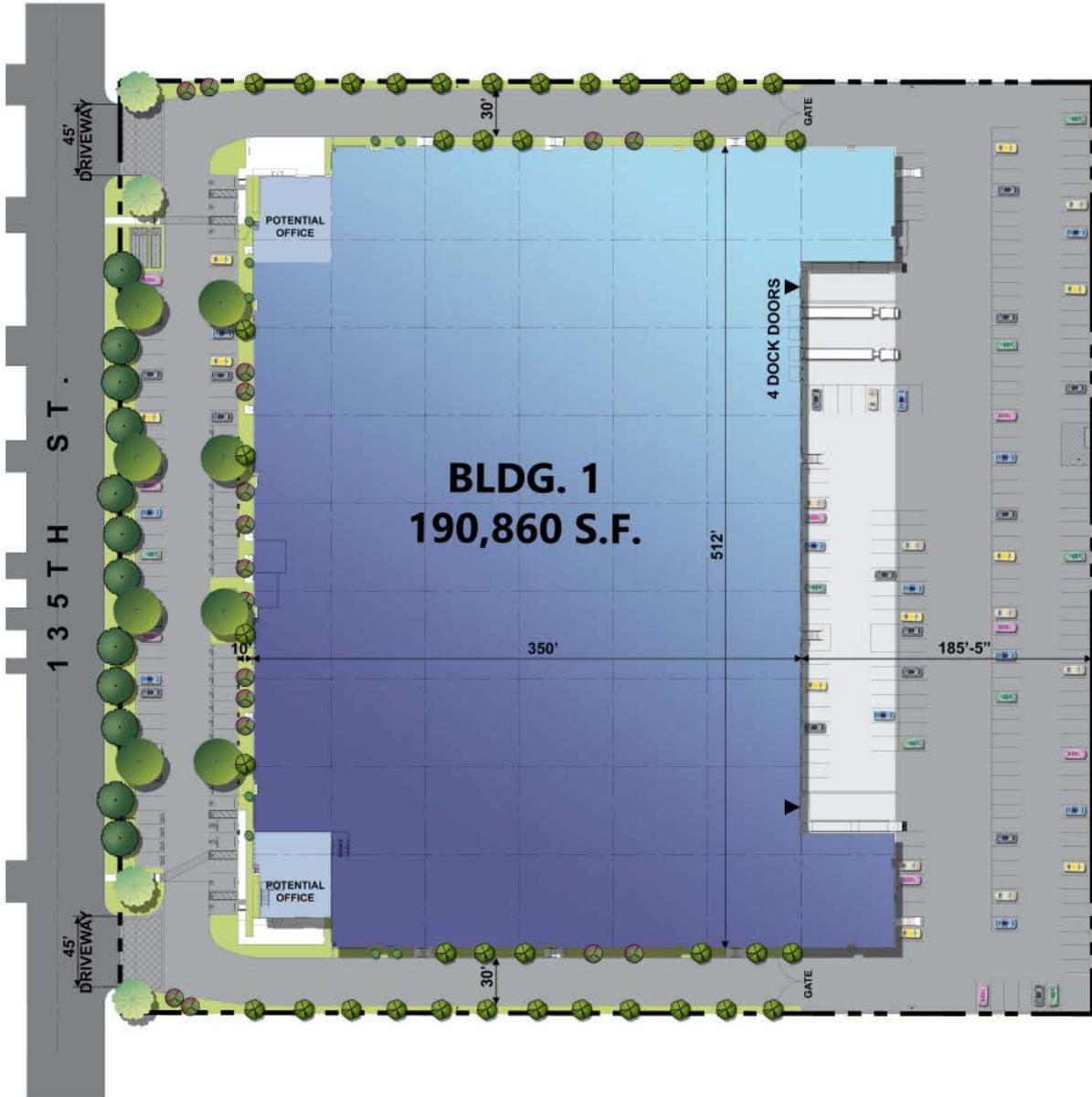
4,000 Amp Panel,
4,000 UPS



PARKING

275 Spots on Site

Site PLAN



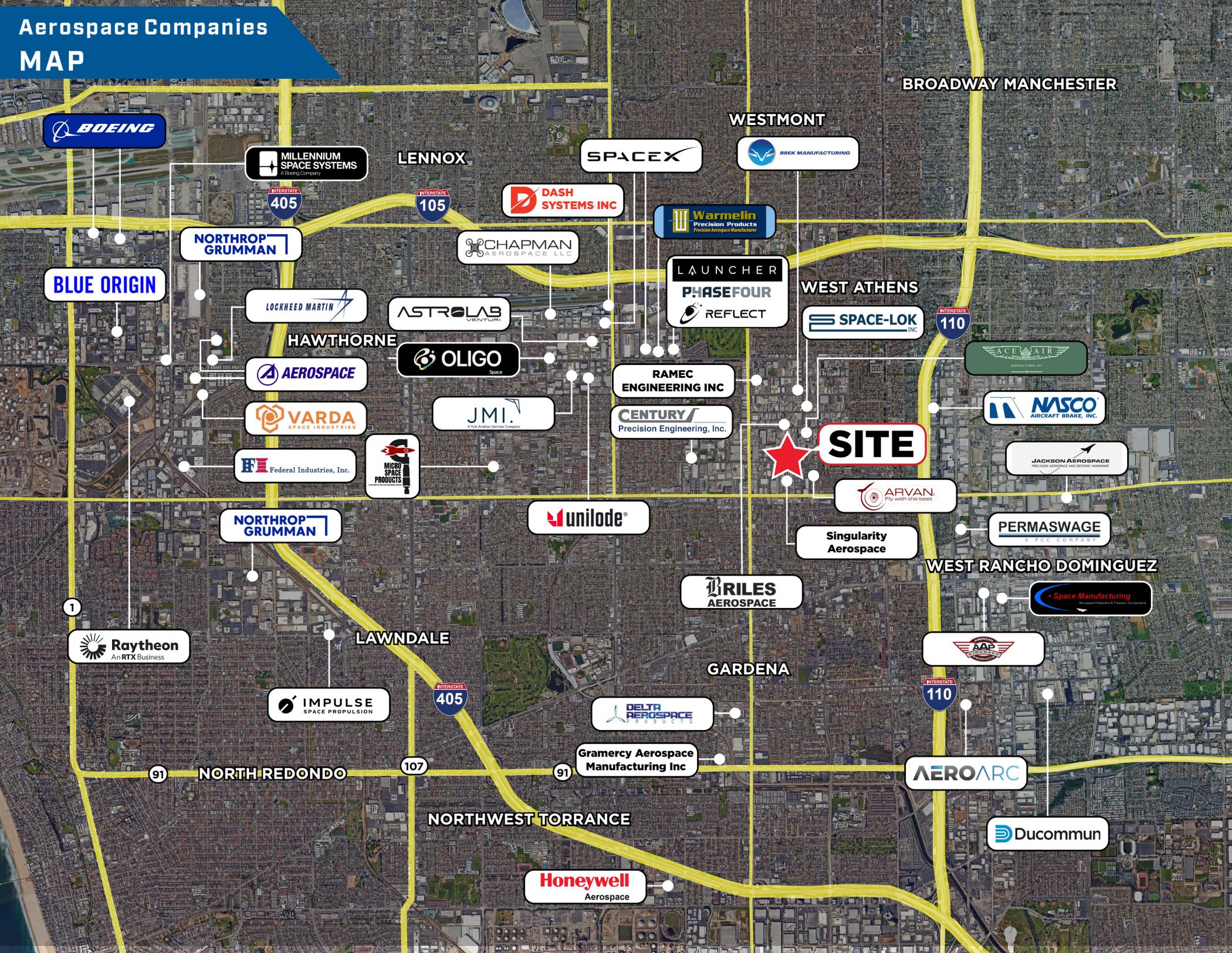
Location MAP

1600 W 135th St
Gardena, CA 90249



PACIFIC OCEAN

Aerospace Companies MAP



BOEING

MILLENNIUM SPACE SYSTEMS
A Boeing Company

LENNOX

SPACEX

WESTMONT

BREK MANUFACTURING

BROADWAY MANCHESTER

DASH SYSTEMS INC

NORTHROP GRUMMAN

CHAPMAN AEROSPACE LLC

Warmelin
Precision Products
Precision Aerospace Manufacturer

BLUE ORIGIN

LAUNCHER PHASEFOUR
REFLECT

WEST ATHENS

SPACE-LOK INC

LOCKHEED MARTIN

ASTROLAB VENTURE

HAWTHORNE

OLIGO Space

RAMEC ENGINEERING INC

ACE AIR
WHEEL & TYRE INC

AEROSPACE

VARDA SPACE INDUSTRIES

JMI
A JVA Aviation Services Company

CENTURY Precision Engineering, Inc.

NASCO AIRCRAFT BRAKE, INC.

Federal Industries, Inc.

MICRO SPACE PRODUCTS

SITE

JACKSON AEROSPACE
PRECISION ENGINEERING AND SERVICE SUPPORT

NORTHROP GRUMMAN

unilode

ARVAN
Fly with the best

Singularity Aerospace

PERMASWAGE
A PCC COMPANY

Raytheon
An RTX Business

NORTHROP GRUMMAN

LAWNDALE

unilode

DRILES AEROSPACE

WEST RANCHO DOMINGUEZ

Space Manufacturing
Aerospace Fabricators & Precision Components

IMPULSE SPACE PROPULSION

INTERSTATE 405

DELTA AEROSPACE PRODUCTS

GARDENA

AAP

1

SR 91 NORTH REDONDO

SR 107

SR 91

Gramercy Aerospace Manufacturing Inc

AEROARC

INTERSTATE 110

NORTHWEST TORRANCE

Honeywell Aerospace

Ducommun

1600 W 135th St

Gardena, CA 90249



For More Information, Please Contact:
+1 310 826 7826

STEVE BOHANNON
Executive Managing Director
steve.bohannon@cushwake.com
Lic. 01086195

MIKE CONDON JR.
Executive Vice Chairman
mike.condon@cushwake.com
Lic. 01884476

OMP

 **Invesco**

 **CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 06/14/23