



KLABIN

2010 W 135TH ST.

GARDENA, CA 90249



Industrial for Sale

Gardena Business Park

PROPERTY FEATURES

- High End Creative Build Out with Skylights
- Ideal for Light Industrial/R&D/Tech Uses
- 3 Ground Level Doors
- 2 Points of Ingress/Egress
- 19 Parking Spaces (2:1) / Secure Yard
- HVAC Through Entire Building (25 Tons)
- 2 Outdoor Patios
- 100% Solar Powered Building (35K System)
- Grandfathered into Net II Metering
- EV Charging Station

9,447
SQUARE FEET

PURCHASE PRICE:

\$3,542,625
\$375 PSF

SCOTT ANDERSEN

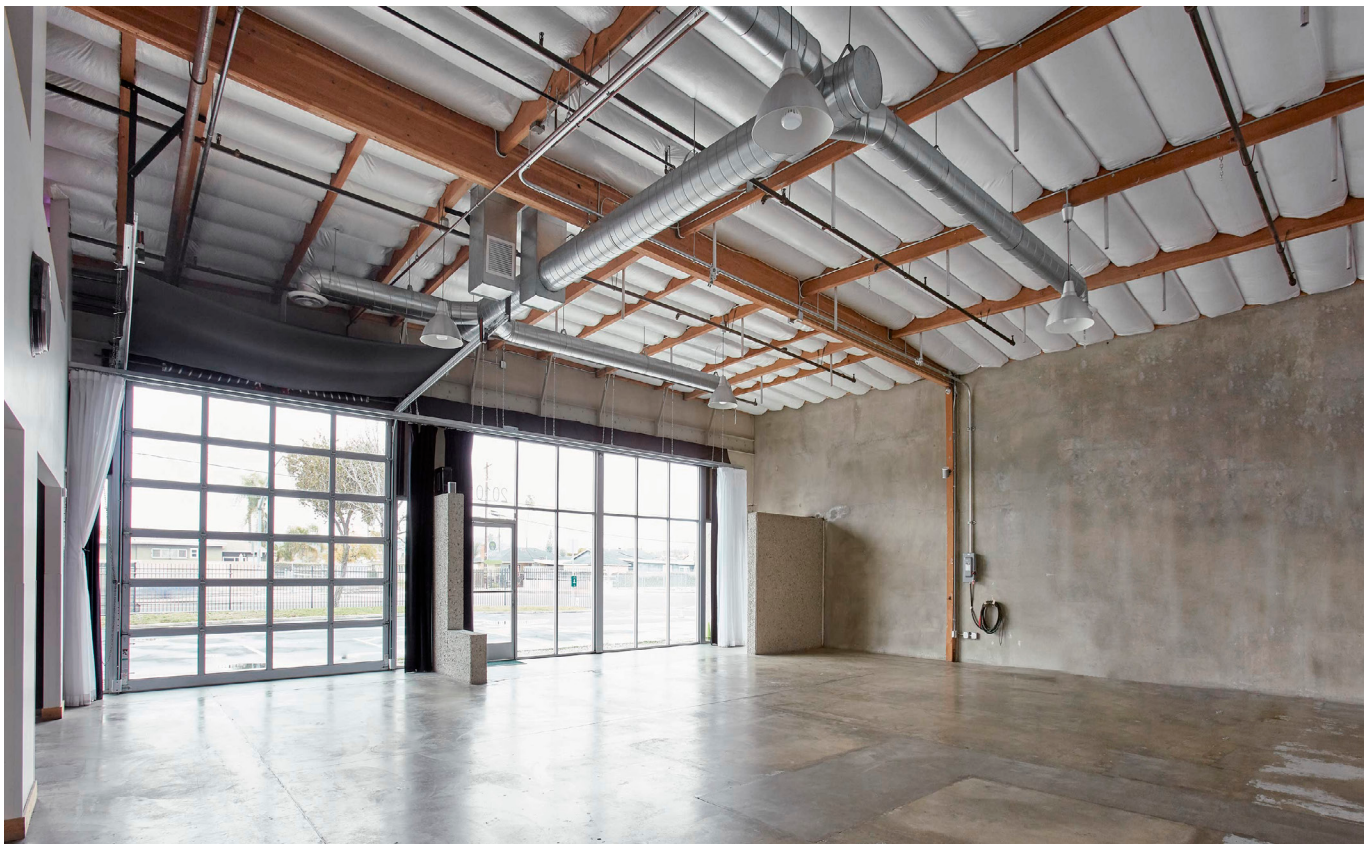
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19700 S. Vermont Avenue, Suite 100 Torrance, CA 90502

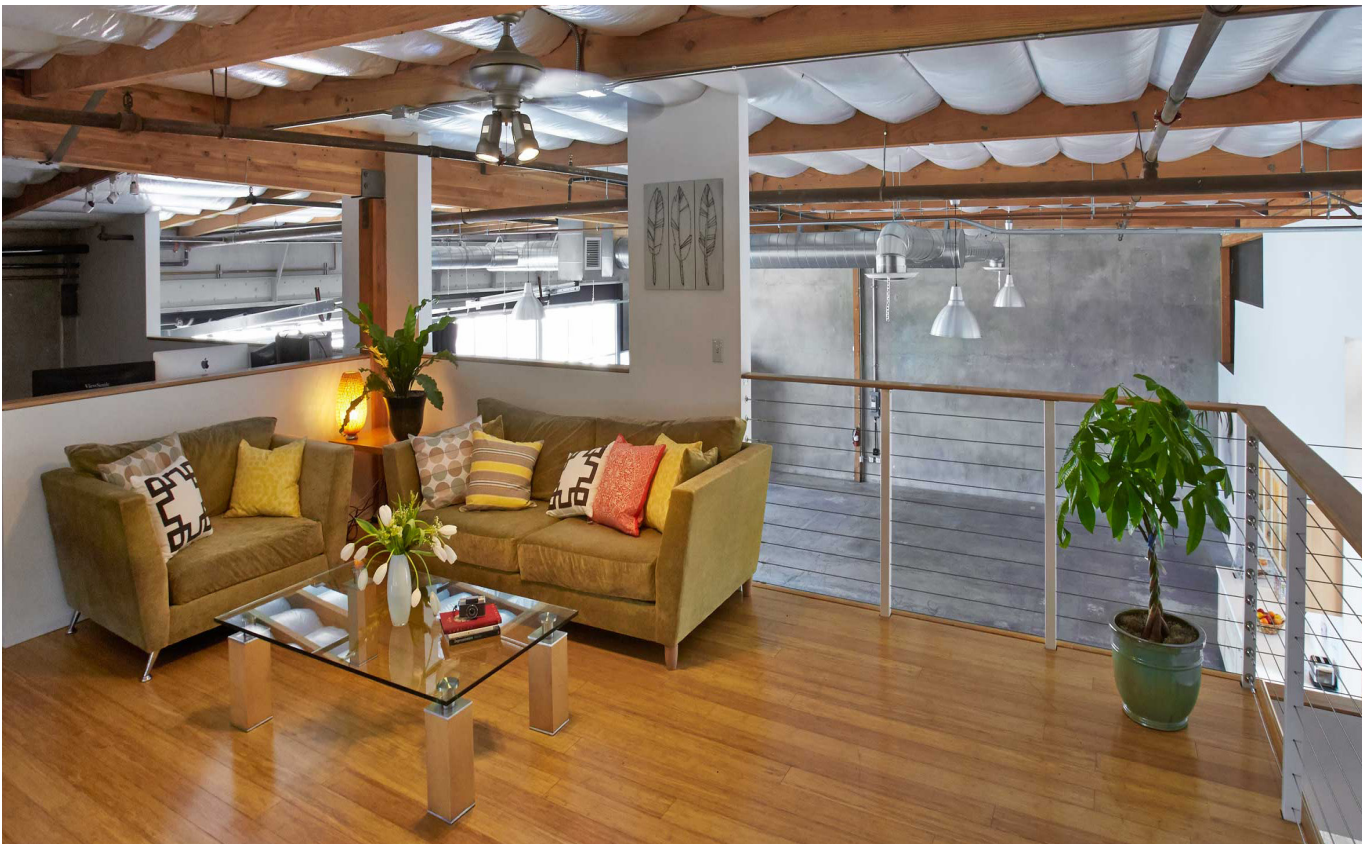
310.329.9000 | 310.329.9088 fax

Corporate DRE 00824993

KLABIN.COM

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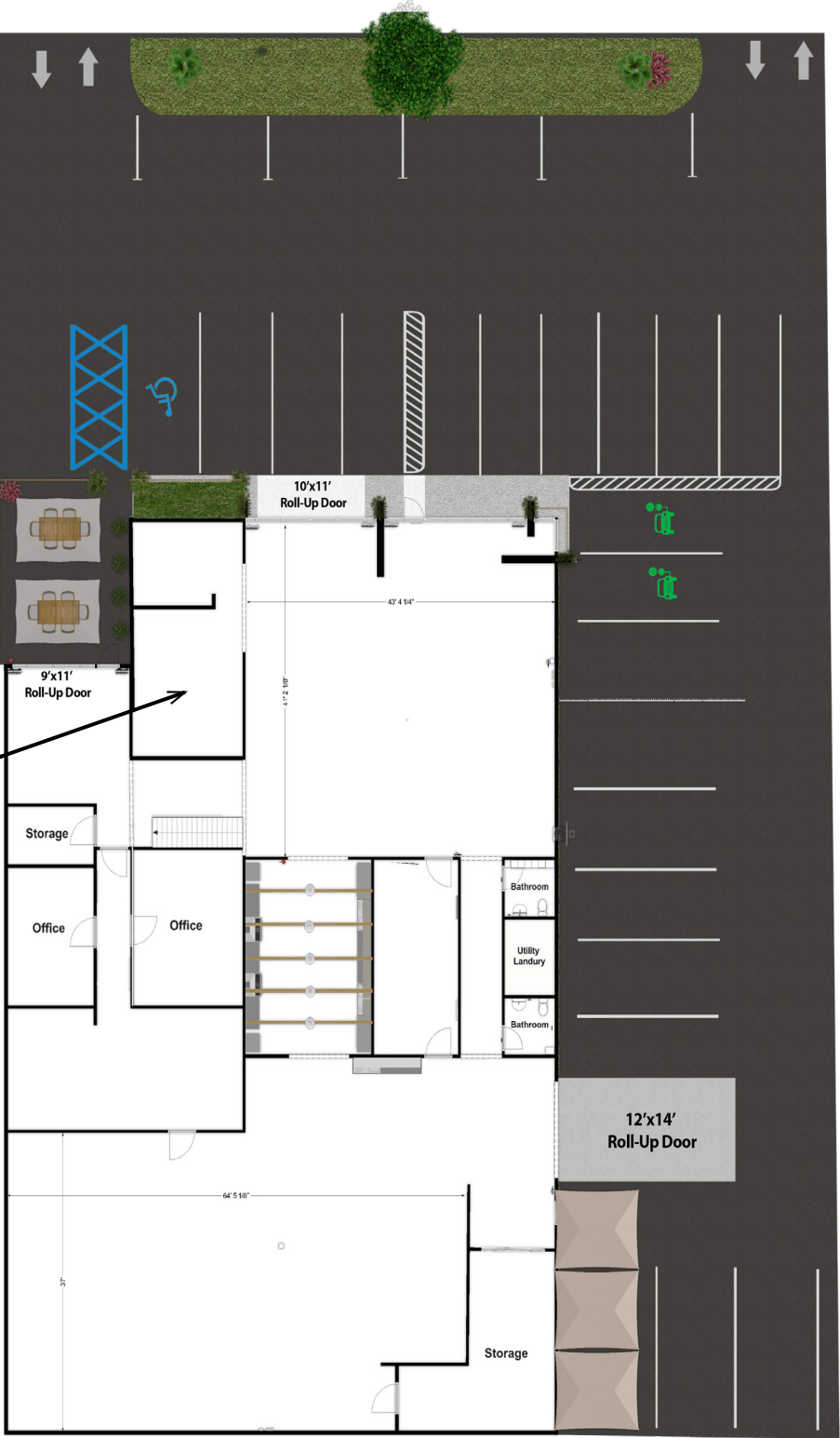
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SITE PLAN

2010 W 135TH ST., GARDENA, CA 90249

2ND STORY OFFICE
MEZZANINE



LOCATION

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LOCATION HIGHLIGHTS

- CONVENIENT ACCESS TO 110 & 105 FREEWAYS
- GREAT PROXIMITY TO BEACH COMMUNITIES
- BUSINESS PARK ENVIRONMENT

7.4 MILES TO LAX

1.6 MILES TO SPACE X

12.7 MILES TO DOWNTOWN LA

8.3 MILES TO EL SEGUNDO

6.8 MILES TO MANHATTAN BEACH

