

# Warehouse Space Available in Gar...

1519 W 139th St, Gardena, CA 90249

 Presented by  
ADG



## Price: \$19.20 /SF/YR

**\*\*Prime Warehouse Space in Gardena - Available Now!\*\***

**\*\*Contact\*\*:** Reach out to our office at 310-762-1710 or text (424) 262-9251 for further details.

### **\*\*Property Features:\*\***

- **\*\*Size and Pricing\*\*:** Lease a spacious 5,300 square feet at a competitive rate of \$1.60 per square foot Modified Gross or \$8,480 per month.
- **\*\*Office Space\*\*:** Enjoy the convenience of 300 square feet of office space within the warehouse.
- **\*\*Loading Doors\*\*:** Two oversized 14' x 12' ground-level loading doors facilitate easy access to the warehouse.
- **\*\*Security\*\*:** The property boasts a gated, fenced, and secured yard, ensuring the safety of your assets.
- **\*\*Parking\*\*:** Accommodate your team and visitors with six dedicated parking spaces.
- **\*\*Location\*\*:** Strategically situated just ten minutes from LAX and within close proximity to major freeways including the Harbor (110), 91, 105, 710, and 405.
- **\*\*Warehouse Features\*\*:** Benefit from ample maneuvering room for trucks, 20-foot ceiling clearance, and a clear-span layout illuminated by skylights for a light and bright environment. The well-appointed office space and restroom enhance functionality and comfort.

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- 20' Ceiling Height Clearance, Two (2) 14 x 12 Great Oversized Ground Level drive-in doors
- Centrally located Near 110 / 91 / 105 / 710 / 405 Freeways
- Privately Gated Fenced & Secured Yard
- well lighted, Bright, Sunny with Skylights, Includes all utilities
- Power Supply Amps: 400, Volts: 277- 480, Phase: 3, Wires 4
- Clear span few posts open bright warehouse, Smooth concrete floor

showroom, manufacturing, wholesale, or retail.  
- **\*\*Strategic Location\*\***: Situated midway between

**Matthew Newman**

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(310) 762-1710

**ADG**

2801 Los Flores Blvd  
Lynwood, CA 90262



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1519\_139th\_street\_1473

## Listing space

### 1st Floor

|                 |                |
|-----------------|----------------|
| Space Available | 5,300 SF       |
| Rental Rate     | \$19.20 /SF/YR |
| Date Available  | Now            |
| Service Type    | Modified Gross |
| Office Size     | 600 SF         |
| Space Type      | Relet          |
| Space Use       | Industrial     |
| Lease Term      | Negotiable     |

An exceptional opportunity awaits in Gardena with this spacious warehouse now available for lease. Offering a total of 5300 square feet of prime industrial space at a competitive rate of \$1.65 per square foot per month on a Modified Gross lease, this property presents a lucrative proposition for businesses seeking ample room in a convenient location. Within the warehouse, you'll find a well-appointed office space spanning 300 square feet, perfect for administrative tasks or client meetings. Additionally, the warehouse features two oversized ground-level loading docks, each measuring 14 feet by 12 feet, ensuring seamless logistics for your operations. Security and convenience are paramount, with the property boasting a gated, fenced, and secured yard, providing peace of mind for your valuable assets. Parking is abundant, with six spaces available on-site for staff and visitors. Strategically positioned just a brief ten-minute drive from LAX and conveniently located near major freeways including the Harbor (110), 91, 105, 710, and 405, accessibility is optimized for efficient transportation of goods and easy commuting for employees. Inside the warehouse, ample maneuvering room for trucks and a generous ceiling clearance of 20 feet ensure practicality and versatility for various industrial activities. The space benefits from a clear span layout with minimal posts, maximizing usable square footage. Natural light floods the warehouse thanks to skylights, creating a bright and inviting atmosphere conducive to productivity. Practical amenities include two restrooms for convenience, catering to the needs of your workforce. Power supply is robust, with 400 amps, 277-480 volts, and three-phase four-wire configuration, ensuring ample electrical capacity to support your operations. Don't miss out on this exceptional opportunity to secure a premium warehouse space in Gardena, perfectly positioned to propel your business forward. Contact us today to schedule a viewing and explore the potential of this impressive property. For inquiries or to schedule a viewing, please contact (424) 262-9251 via call or text. Don't miss out on this exceptional opportunity to secure a premier warehouse space

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## Property Photos



1519\_139th\_street\_1484



1519\_139th\_street\_1487

# Warehouse Space Available in Gardena

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## Property Photos



1519\_139th\_street\_1490



1519\_139th\_street\_02511

# Warehouse Space Available in Gardena

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## Property Photos



1519\_139th\_street\_1506



1519\_139th\_street\_1497

# Warehouse Space Available in Gardena

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## Property Photos



1519\_139th\_street\_1493



1519\_139th\_street\_1496

# Warehouse Space Available in Gardena

1519 W 139th St, Gardena, CA 90249

## Property Photos



1519\_139th\_street\_1503



Interior Shot of 1519 139th-4

# Warehouse Space Available in Gardena

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## Property Photos



Interior Shot of 1519 139th -2



Interior shot of 1519 139th

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## Property Photos



Aerial View of 1519 139th



Interior Shot of 1519 139th-4

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## Location

