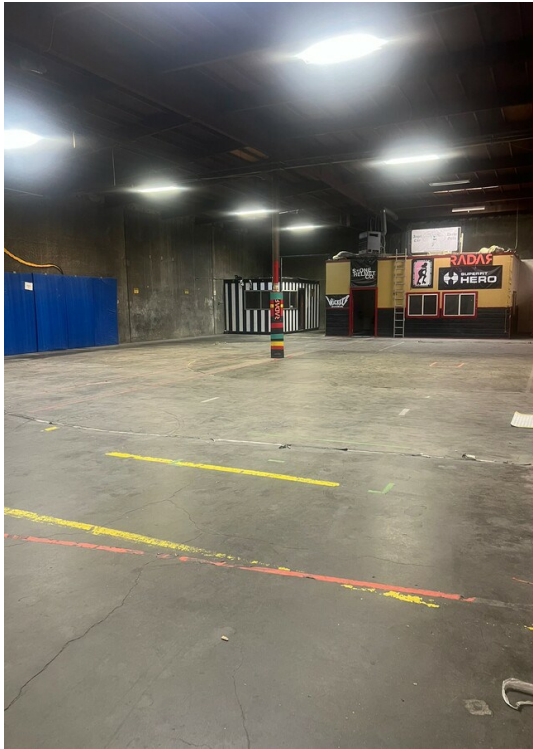




Warehouse Space Available in Gardena

1519 W 139th St, Gardena, CA 90249



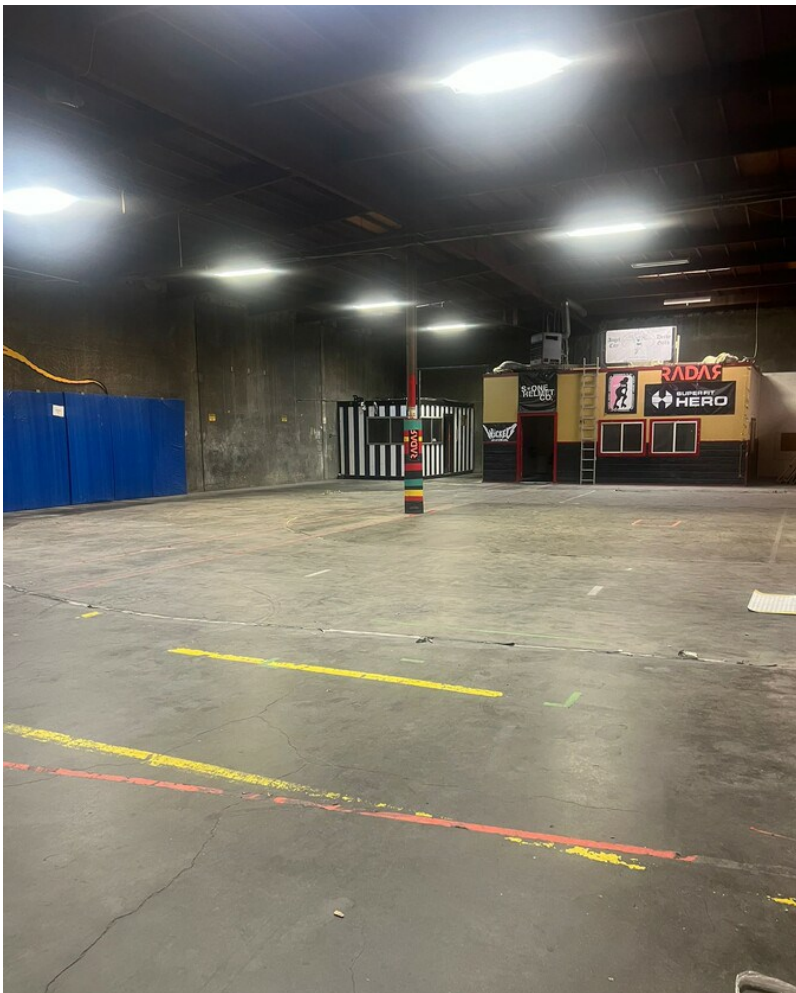
Matthew Newman

ADG

2801 Los Flores Blvd, Lynwood, CA 90262

Properties200@gmail.com

(310) 762-1710

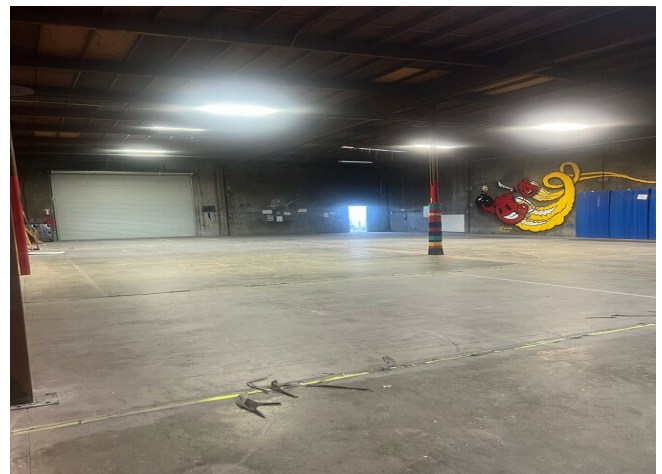


Warehouse Space Available in Gardena

\$19.20 /SF/YR

- 3% commission to procuring agent.
- Lease of 5300 SF at \$1.60 MG or \$8,480 per month.
- Office space of 300 SF
- Two (2) 14' x 12' Over sized Ground Level Loading doors.
- Gated Fenced & Secured Yard
- Parking: 6 Spaces
- Located only ten minutes from LAX and just three blocks...

- - 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



Rental Rate: \$19.20 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 10,600 SF

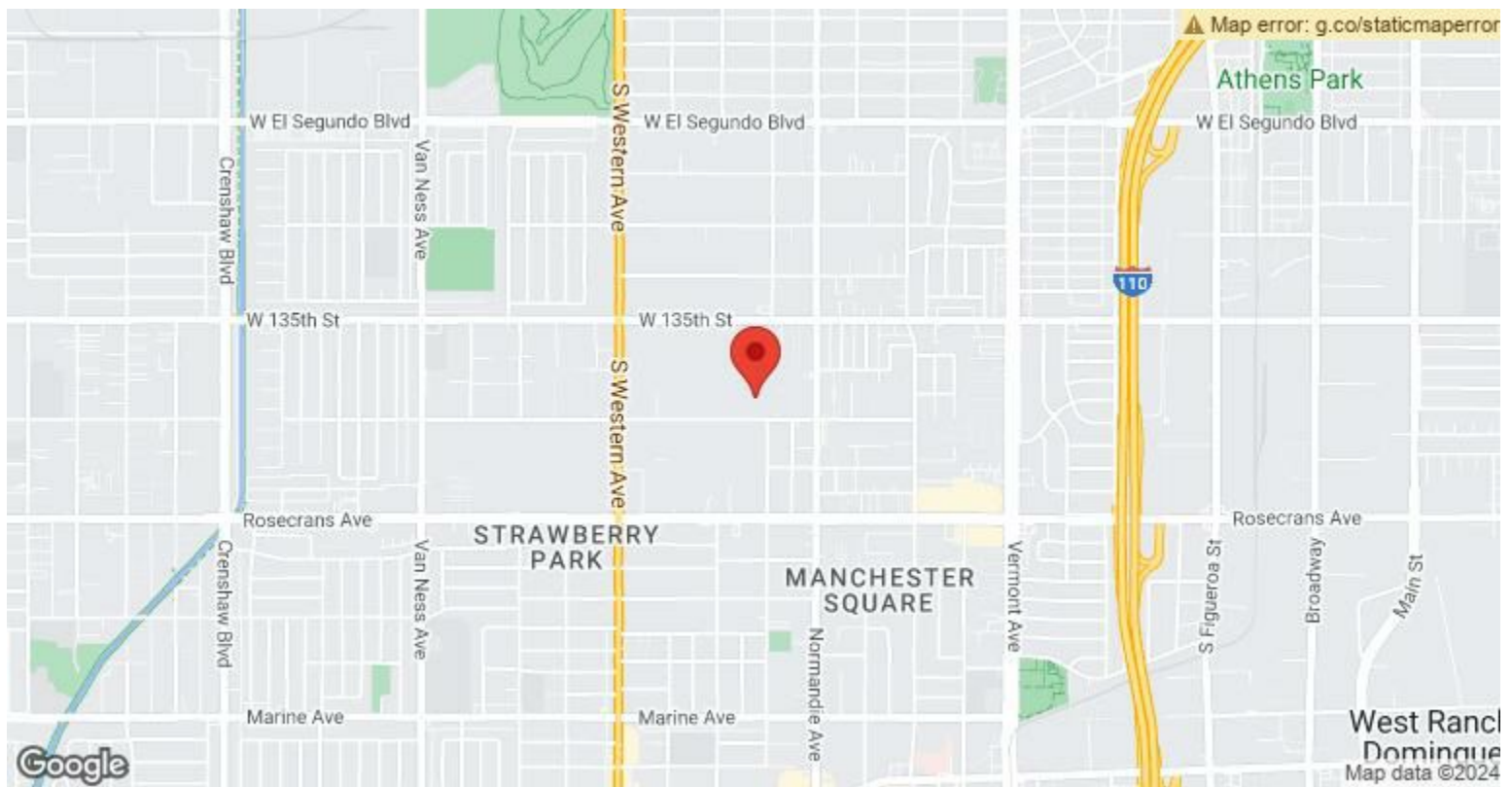
Year Built: 1991

Rental Rate Mo: \$1.60 /SF/MO

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

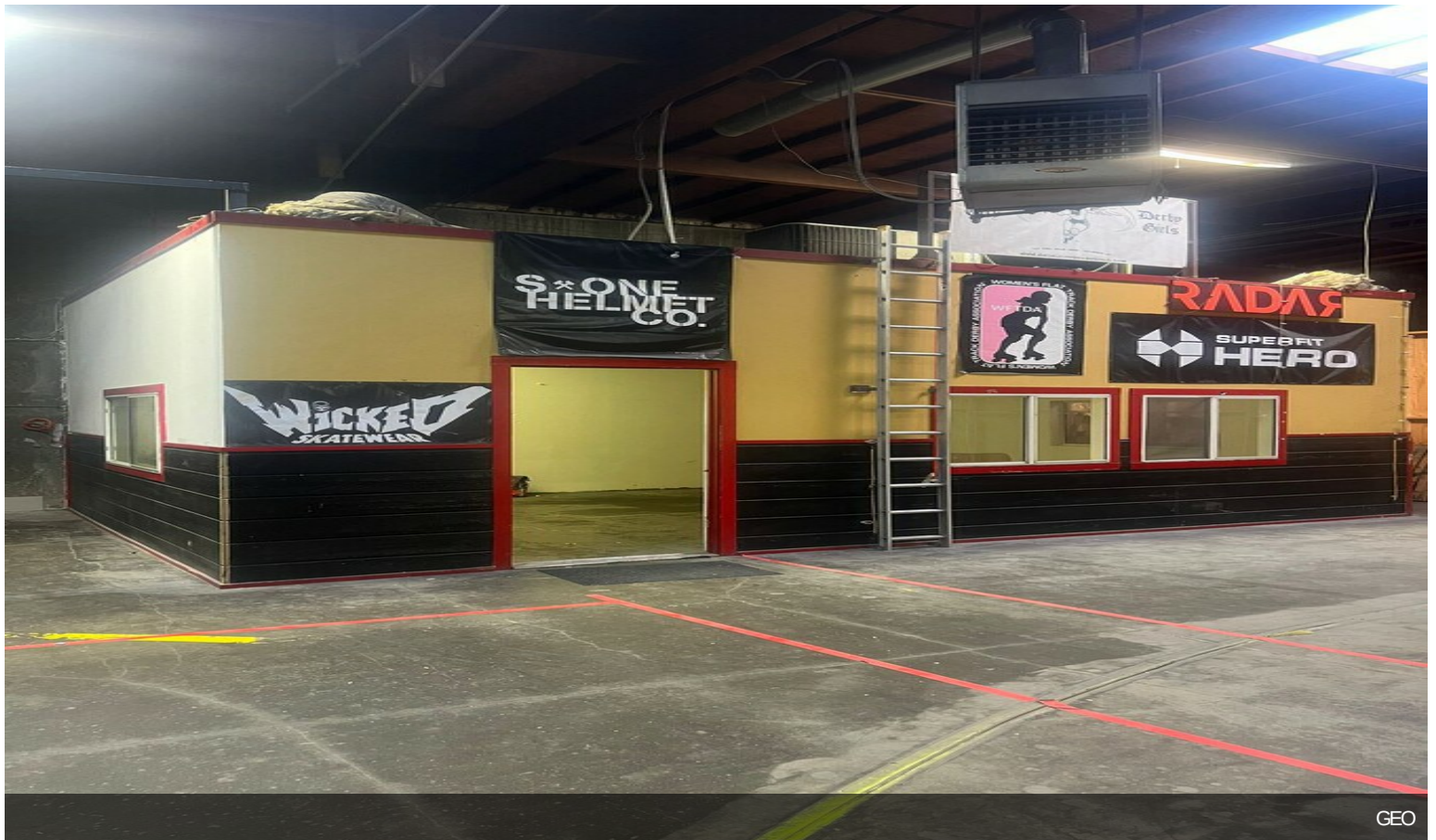
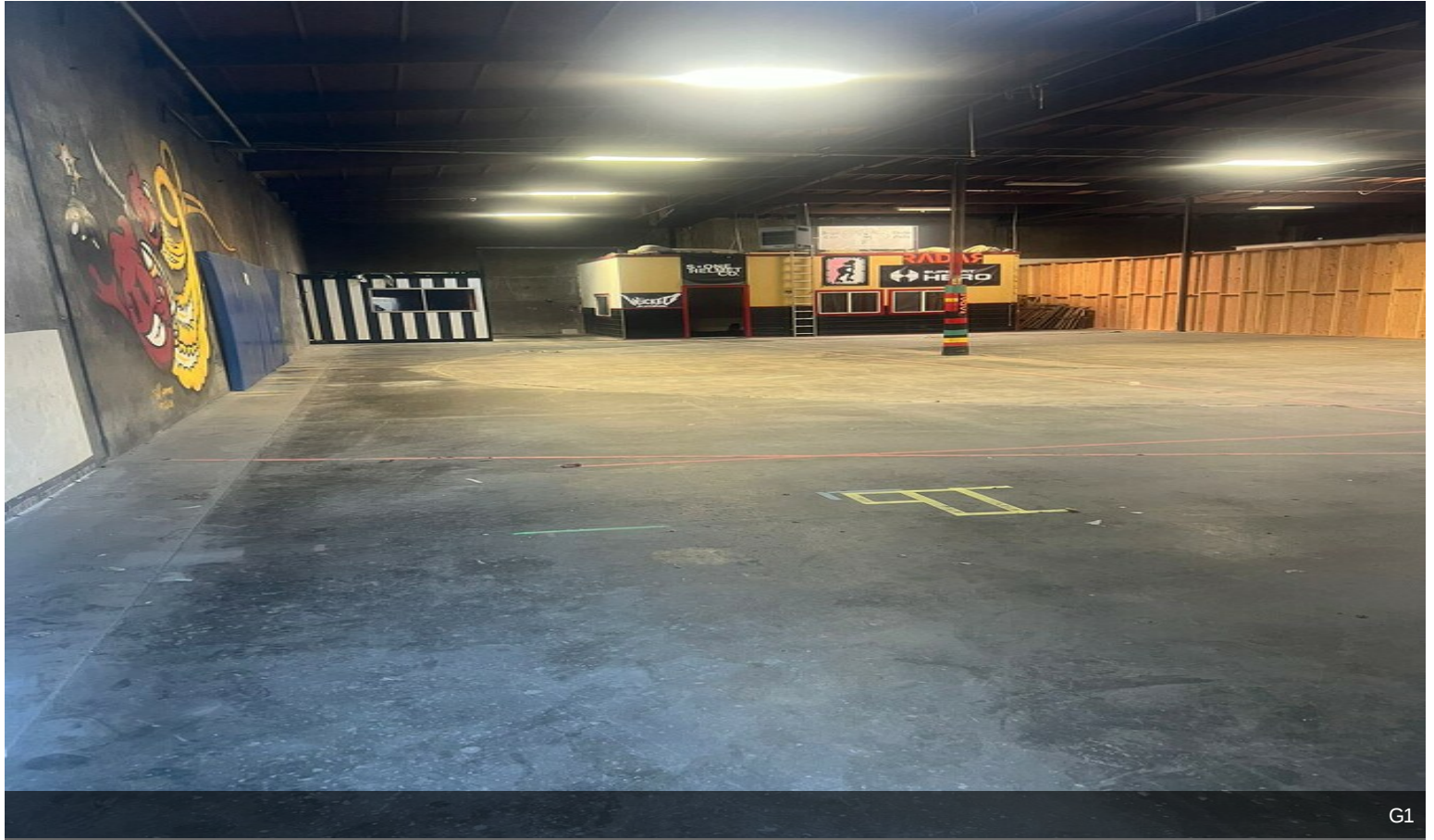
- 3% commission to procuring agent.- Available for lease. total. 5300 SF at \$1.65 per month MGOOffice space of 300 SF- Two (2) 14' x 12' Great Over sized Ground Level Loading - Gated Fenced & Secured Yard - Parking: 6 SpacesLocated only ten minutes from LAX and just three blocks from the Harbor (110) Freeway, near 91 / 105 / 710 / 405 etc.- Maneuvering room for trucks, 20' ceiling clearance, clear span warehouse space (few posts), Light and bright with skylights, well appointed 300 SF of offices, 2 Restrooms. - Power Supply Amps: 400 Volts: 277- 480 Phase: 3 Wire: 4- Free standing building ideal for warehousing, distribution, freight forwarding and other transportation related businesses, showroom, Manufacturing, wholesale applications.Located midway between Downtown Los Angeles and the L.A. / Long Beach Harbor, just off the Harbor (110) Freeway. Only minutes from LAX via the Century (105) Freeway. Quick and easy access to the (710) (91) and (405)



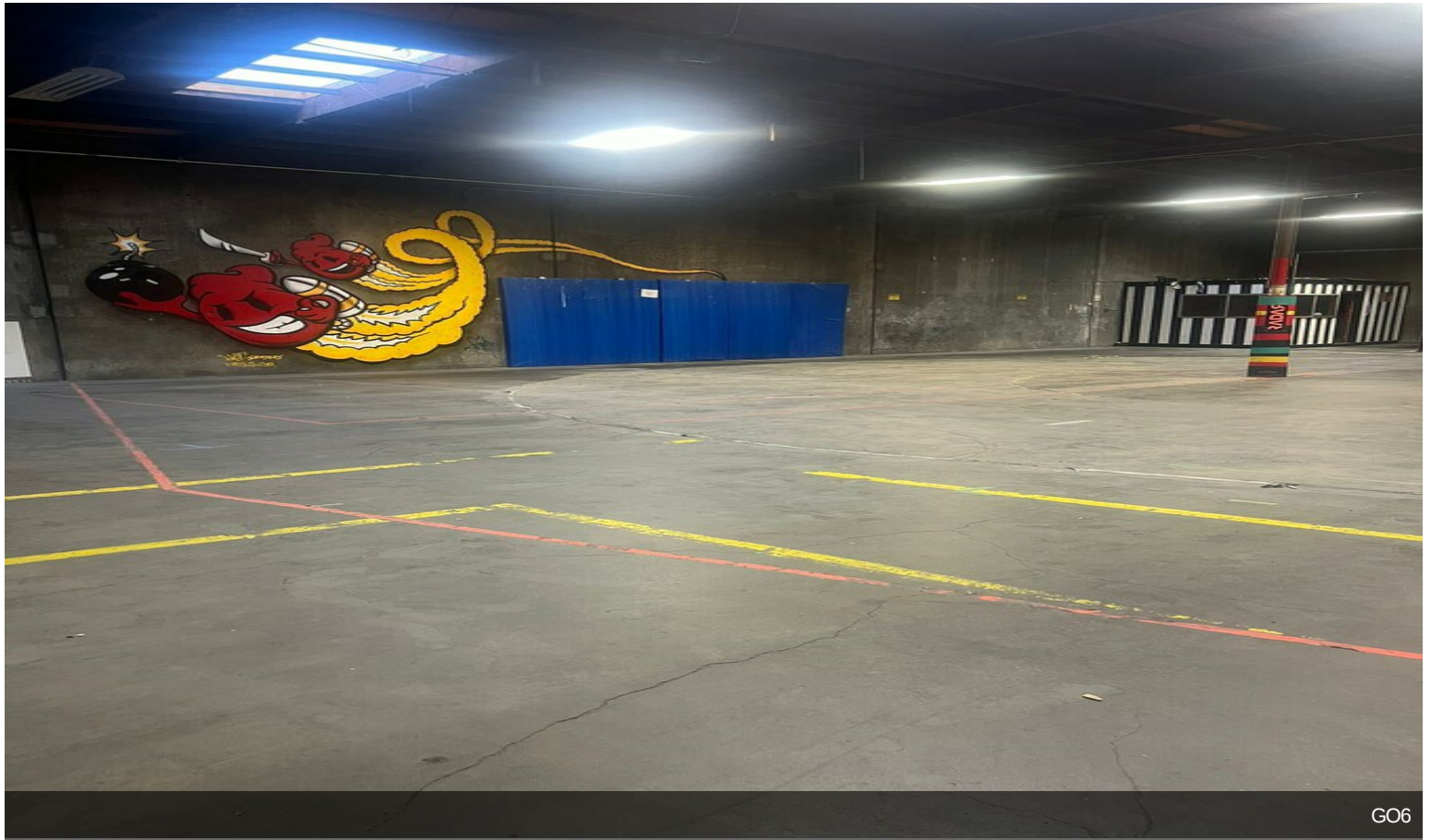
1519 W 139th St, Gardena, CA 90249

- 3% commission to procuring agent.
- Lease of 5300 SF at \$1.60 MG or \$8,480 per month.
- Office space of 300 SF
- Two (2) 14' x 12' Over sized Ground Level Loading doors.
- Gated Fenced & Secured Yard
- Parking: 6 Spaces
- Located only ten minutes from LAX and just three blocks from the Harbor (110) Freeway, near 91 / 105 / 710 / 405 etc.
- Maneuvering room for trucks, 20' ceiling clearance, clear span warehouse space (few posts), Light and bright with skylights, well appointed 300 SF of offices, Restroom.
- Power Supply Amps: 400 Volts: 277- 480 Phase: 3 Wire: 4
- Free standing building ideal for warehousing, distribution, showroom, Manufacturing, wholesale or retail applications.
- Located midway between Downtown Los Angeles and the L.A. / Long Beach Harbor, just off the Harbor (110) Freeway.

Property Photos



Property Photos

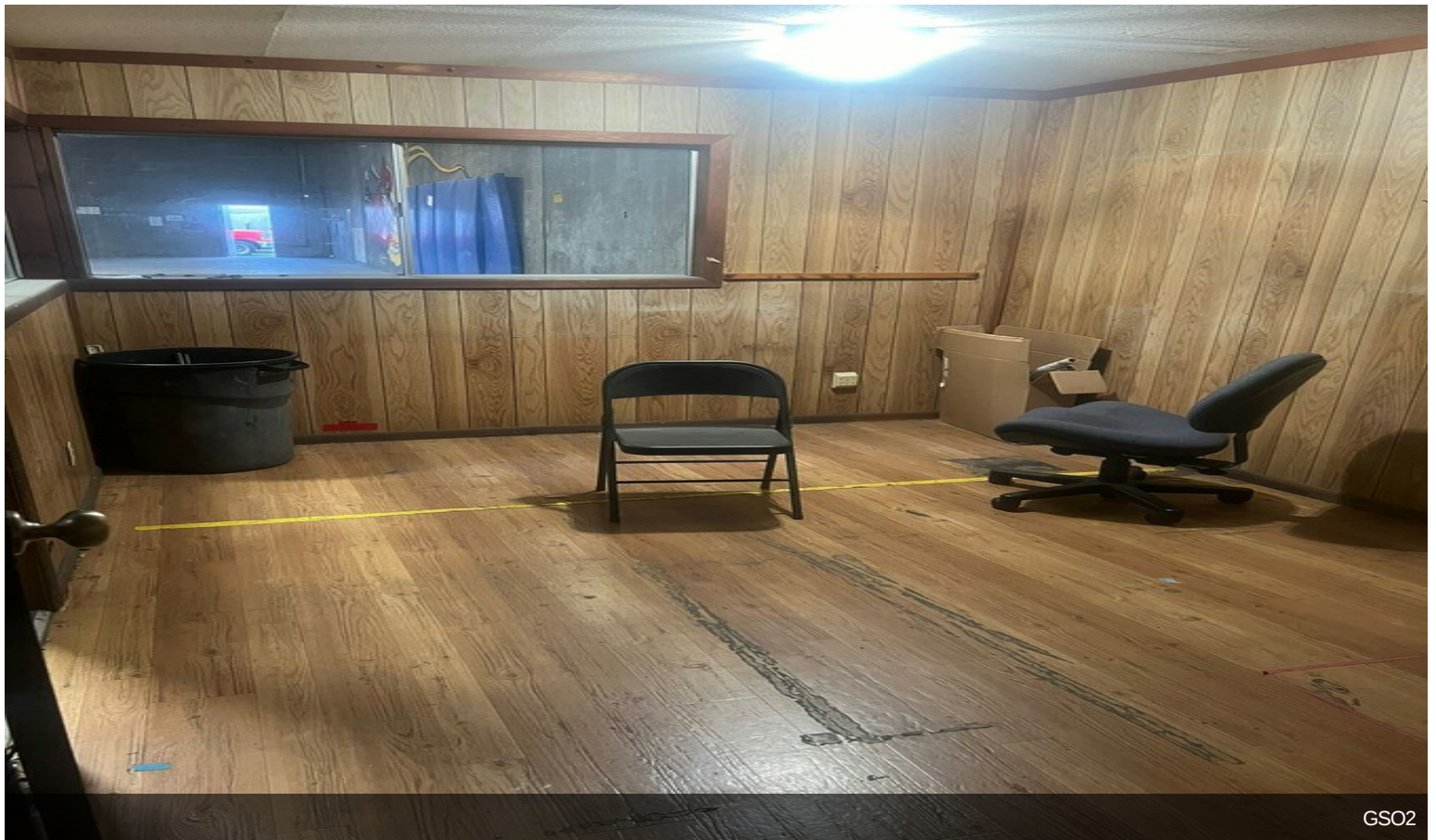


G06



G01

Property Photos



Property Photos

