

Available SF 15,090 SF

Industrial For Lease

Building Size 15,090 SF



Address: 1535 W Rosecrans Ave, Gardena, CA 90249

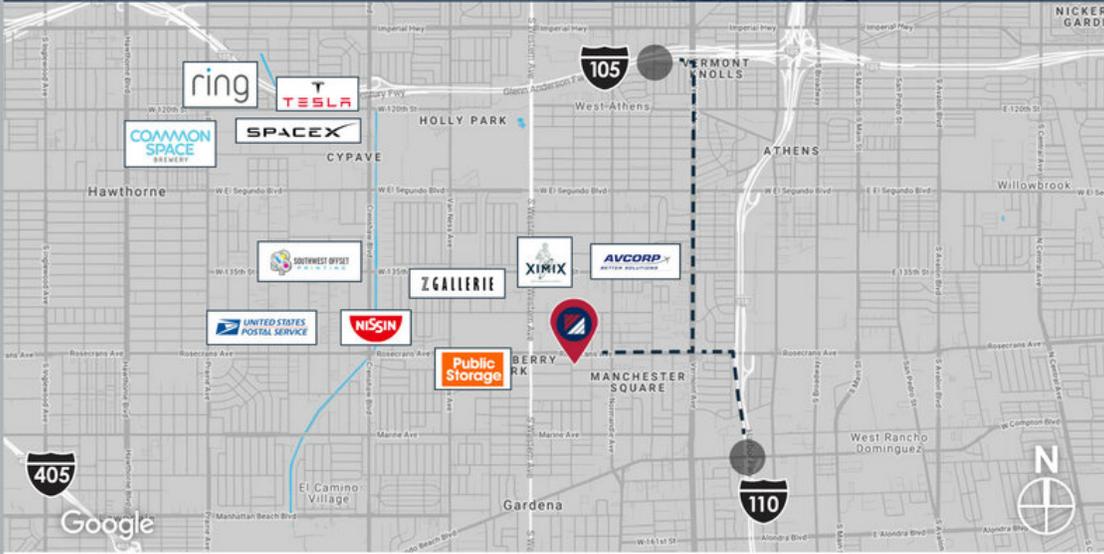
Cross Streets: W Rosecrans Ave/Kingsley Dr

Major Street Frontage
 Freestanding Building
 (1) Dock High Loading / (3) Ground Level Loading
 Large Fenced Secure Yard
 Versatile Building for Wide Range of Uses

Lease Rate/Mo:	\$19,466	Sprinklered:	No	Office SF / #:	2,500 SF
Lease Rate/SF:	\$1.29	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	3 / 12 x 14	Office HVAC:	Heat & AC
Available SF:	15,090 SF	DH Doors/Dim:	1 / 12 x 14 (Well)	Finished Ofc Mezz:	0 SF
Minimum SF:	15,090 SF	A: 400 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.62 Ac / 27,007 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	5 Yrs or Longer	Const Status/Year Blt:	Existing / 1969	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 22 / Ratio: 1.5:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M2			APN#:	6102-014-062
Listing Company:	Daum Commercial				
Agents:	Brad Levin 310-538-6728				
Listing #:	26729427	Listing Date:	07/12/2021	FTCF:	CB000N000S000
Notes:	Call broker for commission information.				



±15,090 SF INDUSTRIAL
FOR LEASE
 1535 W. ROSECRANS AVE.
 GARDENA | CA 90249



FOR MORE INFORMATION, CONTACT:
Brad Levin | Executive V.P. | Principal
 310.538.6728
 brad.levin@daumcommercial.com
 CA License #01020885

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, D/AQ Corp. # 01129558

