

Available SF 18,450 SF

Industrial For Sale

Building Size 18,450 SF



Address: 1100-1102 W 135th St, Gardena, CA 90247
Cross Streets: Vermont Ave/Normandie Ave

18,450 Total Square Footage
 Two (2) Buildings (8,450 & 10,000 Square Feet)
 Call Broker for Individual Building Data

Sale Price: \$3,500,000.00
Sale Price/SF: \$189.70
Available SF: 18,450 SF
Prop Lot Size: 0.87 Ac / 37,960 SF
Taxes: \$20,715 / 2019
Yard: Fenced / Paved
Zoning: C3

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 4 / 12x12
DH Doors/Dim: 0
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1971

Whse HVAC:
Parking Spaces: 29 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 2,000 SF / 6
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 700 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6115-020-006

Listing Company: Daum Commercial
Agents: [Joe Smith 310-538-6724](mailto:joe.smith@daumcommercial.com)

Listing #: 25020369

Listing Date: 08/11/2020

FTCF: CB000N000S250/A0AA

Notes: Buyer to verify all above information. Call Broker for individual building data. 2nd Power Panel is 400A, 240V, 3 Phase.