

Available SF 12,140 SF

Industrial For Lease

Building Size 12,140 SF



Address: 13760 Gramercy Pl, Gardena, CA 90249

Cross Streets: Gramercy Pl/W 135th St

Clean Professional Business Park Environment
 Dock High and Grade Level Loading
 Beautifully Upgraded Offices
 Higher than Normal Parking Ratio - 21 Spaces
 400 Amps

Lease Rate/Mo:	\$18,210	Sprinklered:	No	Office SF / #:	2,350 SF
Lease Rate/SF:	\$1.50	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	12,140 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	0 SF
Minimum SF:	12,140 SF	A: 400 V: 120/240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.50 Ac / 21,780 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	5 Years with COLAs	Const Status/Year Blt:	Existing / 1982	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2023
Sale Price/SF:	NFS	Parking Spaces: 21 / Ratio: 1.7:1/		Vacant:	No
Taxes:	\$22,506	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M2			APN#:	4061025084

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com), [Allen DeLeon 310-538-6713](mailto:Allen.DeLeon@daumcommercial.com)

Listing #: 33834037 **Listing Date:** 02/16/2023 **FTCF:** CB225Y150S000

Notes: Clean professional business park environment. Dock high and grade level loading. Beautifully upgraded offices. Higher than normal parking ratio - 21 spaces.