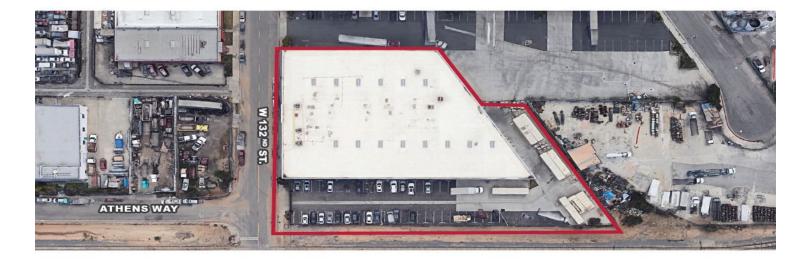


Daum Commercial		19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 310-5	538-6700
Available SF	37,500 SF	Industrial For Lease Building Size	37,500 SF



Address:

Cross Streets:

360-366 W 132nd St, Gardena, CA 90061

S Broadway/132nd St

Free Standing Building in Unincorporated LA County No Gross Receipts Tax 4 Dock High Positions, 2 Ground Level, Fenced Yard 15 Minutes to LAX, Approx. 16.5 Miles to LA & Long Beach Ports Immediate Access to 110 & 105 Freeways

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	4,000 SF			
Lease Rate/SF:	TBD	Clear Height:	19'	Restrooms:				
Lease Type:	Net	GL Doors/Dim:	2	Office HVAC:	Heat & AC			
Available SF:	37,500 SF	DH Doors/Dim:	4	Finished Ofc Mezz:	0 SF			
Minimum SF:	37,500 SF	A: 400 V: 120/240 0: 3 V	V: 4	Include In Available:	No			
Prop Lot Size:	5.33 Ac / 232,037 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF			
Term:	5-10 Years	Const Status/Year Blt:	Existing / 1979	Include In Available:	No			
Sale Price:	NFS			Possession:	07/01/2025			
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No			
Taxes:		Parking Spaces: 60	/ Ratio: 1.6:1	To Show:	Call broker			
Yard:	Yes	Rail Service:	No	Market/Submarket:	Gardena/North Compton			
Zoning:	M2	Specific Use:	Warehouse/Distribution	APN#:	6132-010-012			
Listing Company:	Daum Commercial							
Agents:	Brad Levin <u>310-538-6728, Jack Stone 310-538-6722, Michael Collins 714-345-1014, Dustin Hullinger 949-341-4514</u>							
Listing #:	41846235	Listing Date:	01/30/2025	FTCF: CB250Y150S000				
Notes:	Ideal for manufacturing. APN's 6132-010-012, 6132-010-013.							







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