



Address: 360-366 W 132nd St, Gardena, CA 90248

Cross Streets: 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 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	5.33 Ac / 232,037 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	5-10 Years	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	90 Days
Sale Price/SF:	NFS	Parking Spaces: 65 / Ratio: 1.7:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M-2			APN#:	6132010012,6132010013
Listing Company:	Daum Commercial				
Agents:	Brad Levin 310-538-6728 , Jack Stone 818-449-1622 , Michael Collins 714-345-1014 , Dustin Hullinger 949-341-4514				
Listing #:	33897774	Listing Date:	03/02/2023	FTCF:	CB250Y150S000/A0AA
Notes:	Ideal for manufacturing. APN's 6132-010-012, 6132-010-013.				

