

Available SF 52,000 SF

Industrial For Lease

Building Size 52,000 SF



**Property Name:** Gardena Business Park  
**Address:** 1964 W 139th St, Gardena, CA 90249  
**Cross Streets:** S Western Ave/W 139th ST

Good Warehouse or Manufacturing Building  
 Large Fenced Secure Yard  
 600 Amps, 277-480V, 3Ø  
 3 DH Doors, 1 GL Door / 18'-21' Clear Height  
 100 Parking Spaces

**Lease Rate/Mo:** \$77,480  
**Lease Rate/SF:** \$1.49  
**Lease Type:** Gross  
**Available SF:** 52,000 SF  
**Minimum SF:** 52,000 SF  
**Prop Lot Size:** POL  
**Term:** 5-10 years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** M2

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 3 / 1 w/ramp  
**A: 600 V: 277-481 O: 3 W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1969  
**Whse HVAC:**  
**Parking Spaces:** 100 / **Ratio:** 1.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 7,000 SF / 9  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 12/01/2024  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 4061028005

**Listing Company:** Daum Commercial  
**Agents:** [Brad Levin 310-538-6728](mailto:brad.levin@daumcommercial.com)  
**Listing #:** 40766268  
**Notes:** Call broker for commission information. 1 DH is a ramp.

**Listing Date:** 07/18/2024

**FTCF:** CB000N000S000

