

Available SF 25,192 SF

Industrial For Lease

Building Size 50,317 SF



Address: 1361 W 190th St, Gardena, CA 90248

Cross Streets: W 190th St/Normandie Ave

Superb 405 Freeway and 190th St Identity
Adjacent to 405 Fwy Off Ramp & Across from Walmart
Great For Variety of Whse, Distrib, Showroom, Retail Uses
Neighbors Include Walmart, Autozone, 4 Wheel Parts, Starbucks
Fenced Private Yard / 100% HVAC in Warehouse

Lease Rate/Mo: \$24,940
Lease Rate/SF: \$0.99
Lease Type: NNN / Op. Ex: \$0.30
Available SF: 25,192 SF
Minimum SF: 25,192 SF
Prop Lot Size: POL
Term: 3-10 Years w/ COLA
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$77,125 / 2024
Yard: Fenced
Zoning: M2

Sprinklered: Yes
Clear Height: 19'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 18'x10'
A: 800 V: 120/240 O: 3 W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1971
Whse HVAC: Yes
Parking Spaces: 38 / Ratio: 1.5:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,500 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Torrance
APN#: 7351-001-020,7351-001-021

Listing Company: Daum Commercial
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Listing #: 41748466

Listing Date: 01/13/2025

FTCF: CB300N000S000/AOAA

Notes: Base Rent is \$0.99/SF NNN for months 1-6, and \$1.10/SF NNN thereafter with annual C.O.L.A.'s. 100% HVAC, DH Loading in both the front and back of the building. Private Fenced Yard. Approximately \$0.30/SF OpEx's plus a CAM fee. Property is physically located in the City of Los Angeles with a Gardena P.O.