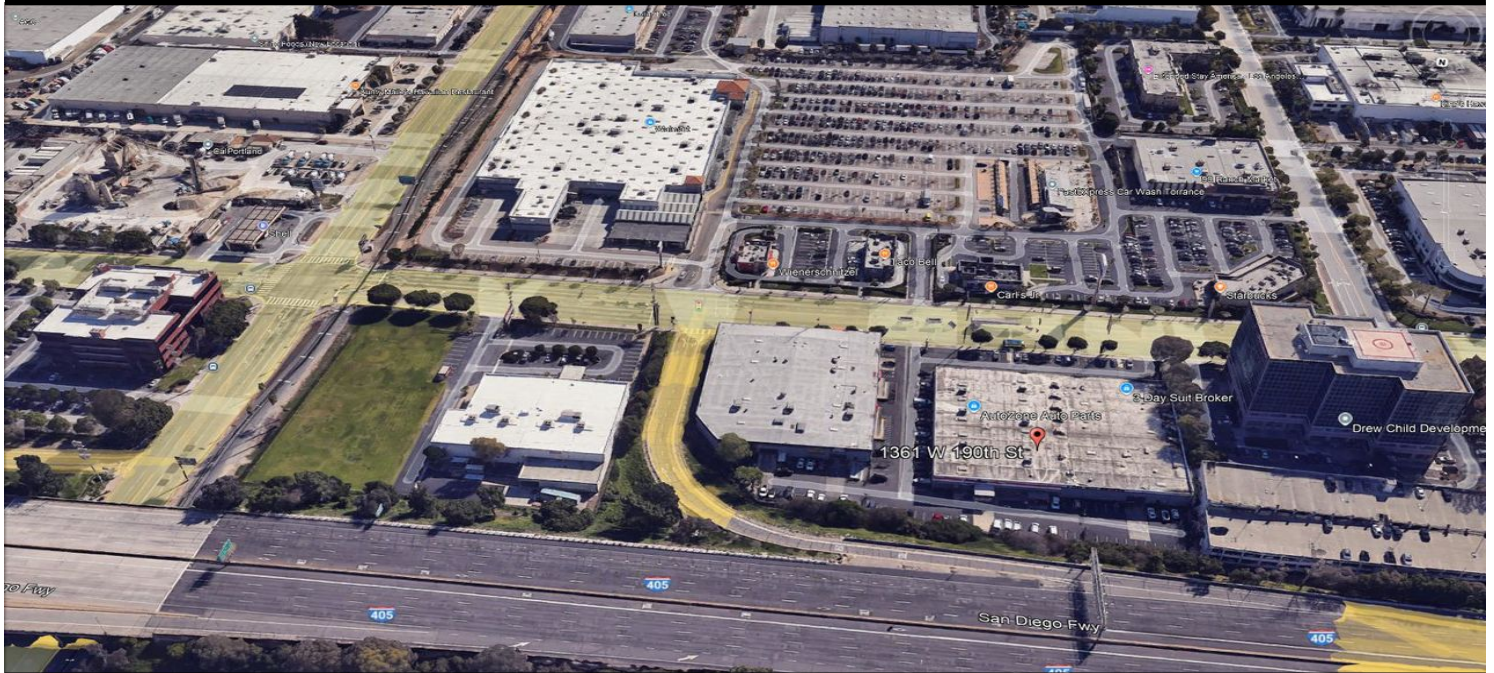


Available SF 25,192 SF

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:	\$44,087	Sprinklered:	Yes	Office SF / #:	1,500 SF / 3
Lease Rate/SF:	\$1.75	Clear Height:	19'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.30	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	25,192 SF	DH Doors/Dim:	2 / 18'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	25,192 SF	A: 800 V: 120/240 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3-10 Years w/ COLA	Const Status/Year Blt:	Existing / 1971	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	06/01/2025
Sale Price/SF:	NFS	Parking Spaces:	38 / Ratio: 1.5:1	Vacant:	No
Taxes:	\$77,125 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Torrance
Zoning:	M2			APN#:	7351001020,7351001021

Listing Company: Daum Commercial

Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)

Listing #: 41748466

Listing Date: 01/13/2025

FTCF: CB300N00S000/A0AA

Notes: 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.

