

Available SF 19,575 SF

Industrial For Lease

Building Size 30,992 SF



Address: 1135 N Stanford Ave, Los Angeles, CA 90059

Cross Streets: N Stanford Ave/E Rosecrans Ave

Owner User Opportunity  
In-Place Lease Income  
Short-Term Leases Provide Flexibility to Expand  
Into Entire Property  
Proximity to 110 Freeway  
Large Fenced Yard

Lease Rate/Mo: \$17,226  
Lease Rate/SF: \$0.88  
Lease Type: Gross  
Available SF: 19,575 SF  
Minimum SF: 19,575 SF  
Prop Lot Size: POL  
Term: Acceptable to Owner  
Sale Price: NFS  
Sale Price/SF: NFS  
Taxes:  
Yard: Fenced  
Zoning: MH

Sprinklered: Yes  
Clear Height: 22'  
GL Doors/Dim: 4  
DH Doors/Dim: 0  
A: 400 V: 480/277 O: 3 W: 4  
Construction Type: Masonry  
Const Status/Year Blt: Existing / 1959  
Whse HVAC: No  
Parking Spaces: / Ratio:  
Rail Service: No  
Specific Use: Warehouse/Distribution

Office SF / #: 630 SF  
Restrooms: 2  
Office HVAC:  
Finished Ofc Mezz: 0 SF  
Include In Available: No  
Unfinished Mezz: 0 SF  
Include In Available: No  
Possession: 30 Days  
Vacant: No  
To Show: Call broker  
Market/Submarket: Gardena/North Compton  
APN#: 6134018044,6134018063

Listing Company: Daum Commercial  
Agents: [Jeffrey Jorge 310-538-6703](mailto:jeff.jorge@daumcommercial.com), [Brian Jorge 310-538-6702](mailto:brian.jorge@daumcommercial.com), [Casey Mungo. SIOR 562-207-3301](mailto:casey.mungo@daumcommercial.com)

Listing #: 42733708

Listing Date: 06/05/2025

FTCF: CB000N000S000

Notes: Call brokers for commission information. Parking TBD. APN's: 6134-018-044, 6134-018-063. Please verify all information herein as Broker does not warrant its accuracy.

# 1135 N. Stanford Avenue

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## PROPERTY DETAILS



± 19,575 SF Back Unit

### Vacant/ Available for Lease:

- 22' Clear
- 400 Amps 480V
- ±600 SF Office Space
- 4 ground load doors



± 9,917 SF Back Unit

### Tenant: G & C Mill, LLC

Leased through August 31, 2025  
Rate \$14,200/Mo. Gross

#### Features:

- 12' Clear
- 800 Amps, 480V
- 1 Ground Loading Door



± 33,000 SF Fenced Yard Space

### Tenant: Port Asia Cargo Management, Inc.

Leased through August 31, 2025  
Rate: \$16,000/mo. Gross

#### Features:

- Includes ± 1,500 SF of Interior Office Space
- Includes ± 1,600 SF of Covered Exterior Storage

