

Daum Commercial

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

Available SF 19,575 SF

Industrial For Lease & For Sale

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: \$18,009
Lease Rate/SF: \$0.92
Lease Type: Gross
Available SF: 19,575 SF
Minimum SF: 19,575 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: \$8,522,800.00
Sale Price/SF: \$275.00
Taxes:
Yard: No
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](#), [Brian Jorge 310-538-6702](#), [Casey Mungo, SIOR 562-207-3301](#)

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.