

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:** \$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:** \$8,522,800.00  
**Sale Price/SF:** \$275.00  
**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](#), [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.

# 1135 N. Stanford Avenue

LOS ANGELES | CALIFORNIA

## 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

