

Daum Commercial

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

Available SF 30,992 SF

Industrial 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

Sale Price: \$8,522,800.00
Sale Price/SF: \$275.00
Available SF: 30,992 SF
Prop Lot Size: 1.45 Ac / 63,032 SF
Taxes: \$87,649 / 2024
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 12' - 22'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 800 V: 480 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1959

Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,000 SF
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
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 #: 42733750

Listing Date: 06/05/2025

FTCF: CB000N000S000

Notes: Call brokers for commission information. 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

