

**FOR LEASE 37,500 SF**

**\$1.10 PSF GROSS**

**360-366 W. 132<sup>ND</sup> ST**

**LOS ANGELES | CA 90061**

**W 132 ND ST.**

**\$25,000 BROKER BONUS FOR A MINIMUM OF THREE (3) YEAR TERM**

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**OWNED AND MANAGED BY:**  
 **Hager Pacific**  
Properties

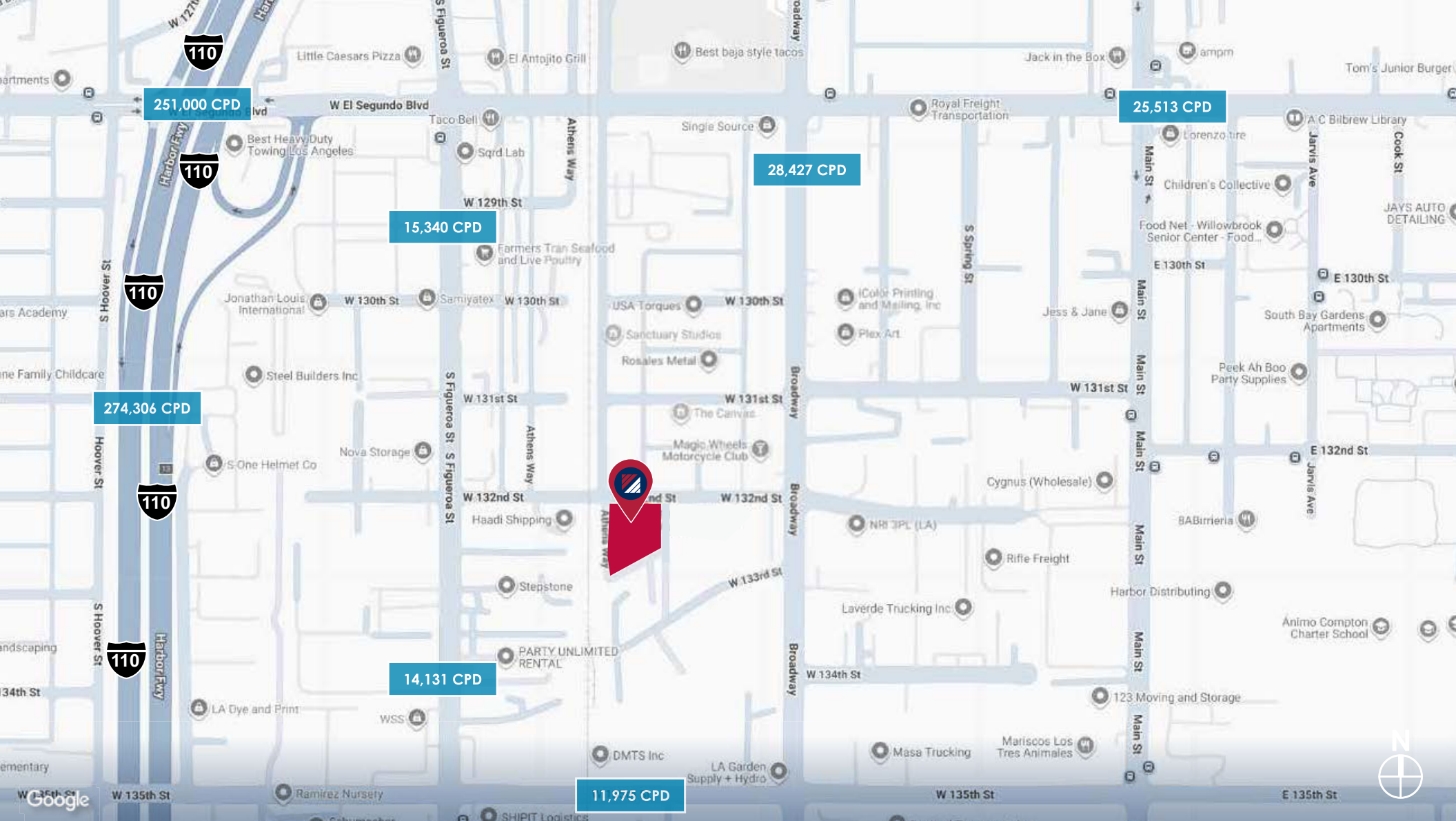


## PROPERTY FEATURES

- 37,500 SF Freestanding Building
- 4,000 SF Office Space
- Building Refurbished with New Flooring, Office and Restroom Finishes, and Paved Yard
- (4) Dock High Doors
- (2) Ground Level Loading Doors
- Sprinkler Calculation .33 GMP/SF  
Over 3,000 SF
- Secure Fenced Yard
- Permissive M2-IP LA County Zoning
- Quick Access to (110) & (105) Freeways
- Close Proximity to L.A. Port (16 Miles) & Long Beach Port (17.2 Miles)
- 400A, 120V, 240V, 3P, 4W
- 65 Free Surface Spaces Available
- Equipped with a Monitored Burglar Alarm, Electric Perimeter Fence, and Secure Gate







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**AMENITIES MAP**

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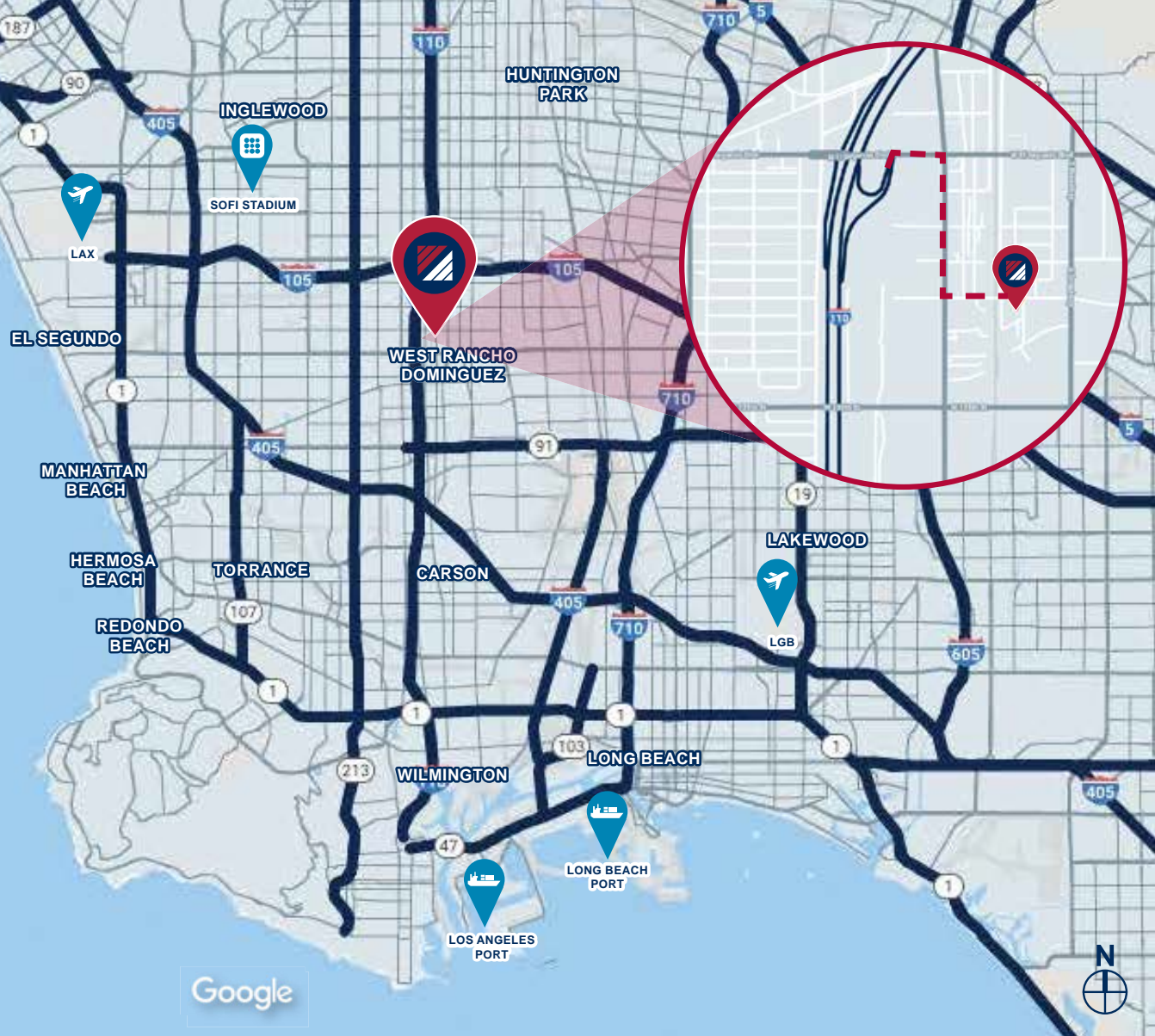
FOR LEASE 37,500 SF

# PRIME SOUTH LA INDUSTRIAL HUB WITH UNBEATABLE FREEWAY AND PORT ACCESS

Situated at 360–366 W. 132nd St. in Los Angeles (90061), this freestanding industrial facility offers a prime South Los Angeles logistics location with exceptional regional connectivity. The property provides immediate access to the 110 and 105 freeways, enabling efficient routes throughout Los Angeles County and the greater Southern California distribution network.

Its strategic position places it approximately 16 miles from the Port of Los Angeles and 17 miles from the Port of Long Beach, two of the busiest cargo gateways in the nation, making it ideal for import/export, warehousing, and last-mile operations.

The site is also 15 minutes from LAX, supporting air-freight-dependent operations and providing convenient access for business travel. Additionally, the property sits within unincorporated Los Angeles County, offering advantages such as no gross receipts tax and proximity to nearby business districts and industrial corridors.



CA-110  
0.5 miles



Port of Los Angeles  
16 miles



CA-105  
1.2 miles



Port of Long Beach  
17.2 miles

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## LOCATION MAP

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