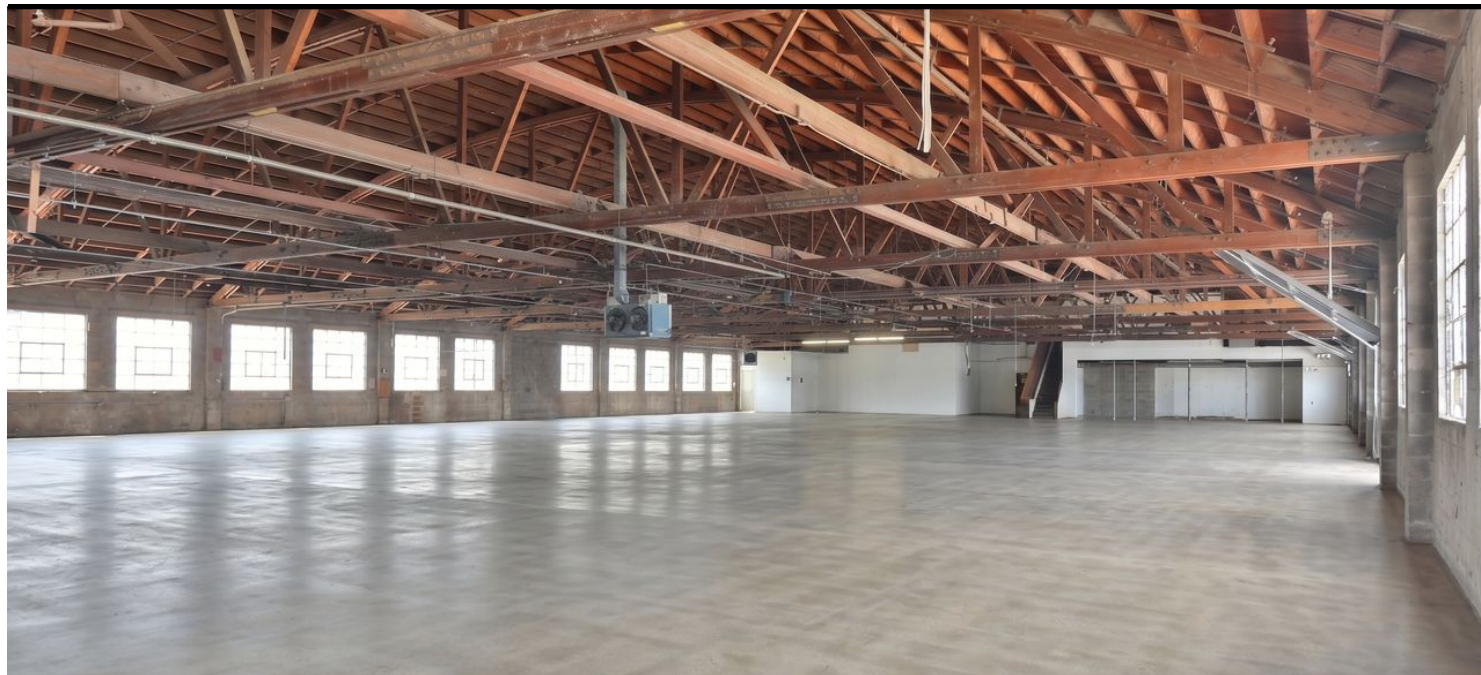


Available SF 22,000 SF

Industrial For Lease and For Sale

Building Size 22,000 SF



Address:

1656 W 134th St, Gardena, CA 90249

Cross Streets:

134th St/S Western Ave

Free Standing Building
100' x 180' Clear Span Warehouse
12' to 26' Clear Height - Bow Truss Roof
Heavy Power - 600 Amps (Verify)
Plenty of Natural Light in Warehouse

Lease Rate/Mo: \$27,500
Lease Rate/SF: \$1.25
Lease Type:
Available SF: 22,000 SF
Minimum SF: 22,000 SF
Prop Lot Size: 0.78 Ac / 34,132 SF
Term:
Sale Price:
Sale Price/SF:
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 12'-26'
GL Doors/Dim: 4
DH Doors/Dim: 0
A: 600 V: 480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1951
Whse HVAC: No
Parking Spaces: 22 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 4,000 SF / 9
Restrooms: 6
Office HVAC: None
Finished Ofc Mezz: 2,000 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6102-012-007

Listing Company: LA Commercial, Inc
Agents: [Albert Pacleb 424-999-5204](mailto:apacleb@la-commercial.com)
Listing #: 45245640
Notes: Lessee to verify all information on this brochure. Call broker for commission information.

Listing Date: 07/14/2026

FTCF: CB000N000S000