



Address: 2010 W 135th St, Gardena, CA 90249
Cross Streets: S Western Ave/W 135th St

Creative Office/Flex/Light Industrial
 Ideal for R&D/Tech Uses
 HVAC Throughout Building
 Solar Power (35K System)
 19 Parking Spaces - Fenced Yard

Sale Price: \$3,400,920.00
Sale Price/SF: \$360.00
Available SF: 9,447 SF
Prop Lot Size: 0.46 Ac / 19,841 SF
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 400 V: 240 O: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1982

Whse HVAC: Yes
Parking Spaces: 19 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 4,000 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 887 SF
Include In Available: Yes
Unfinished Mezz: 625 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 4061-025-101

Listing Company: The Klabin Company

Agents: [Scott Andersen 310-329-9000](mailto:Scott.Andersen@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

Listing #: 42434302

Listing Date: 04/22/2025

FTCF: CB000N000S250/A0AA

Notes: Currently used as a photo studio/creative office space. Buyer to verify all information contained herein.



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