

Available SF 60,808 SF

Industrial For Lease

Building Size 121,247 SF



Address: 13720 S Western Ave, Gardena, CA 90249

Cross Streets: S Western Ave/139th St

Concrete Tilt-Up Construction/Minutes to 105/110 Freeways
 Major Boulevard Exposure/Identity
 Truck Positions Accommodate Large Trucks
 4 Oversized Grade Level Doors/3 Truck High Doors
 Sprinklered Warehouse w/ Skylights

Lease Rate/Mo: \$66,889
Lease Rate/SF: \$1.10
Lease Type: Net / Op. Ex: \$0.17
Available SF: 60,808 SF
Minimum SF: 60,808 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 17'
GL Doors/Dim: 4
DH Doors/Dim: 3
A: TBD V: 480/480 O: 3 W: TBD
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1972
Whse HVAC: No
Parking Spaces: 35 / **Ratio:** 0.6:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,000 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,500 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6102013006

Listing Company: Kidder Mathews

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Listing #: 41966316

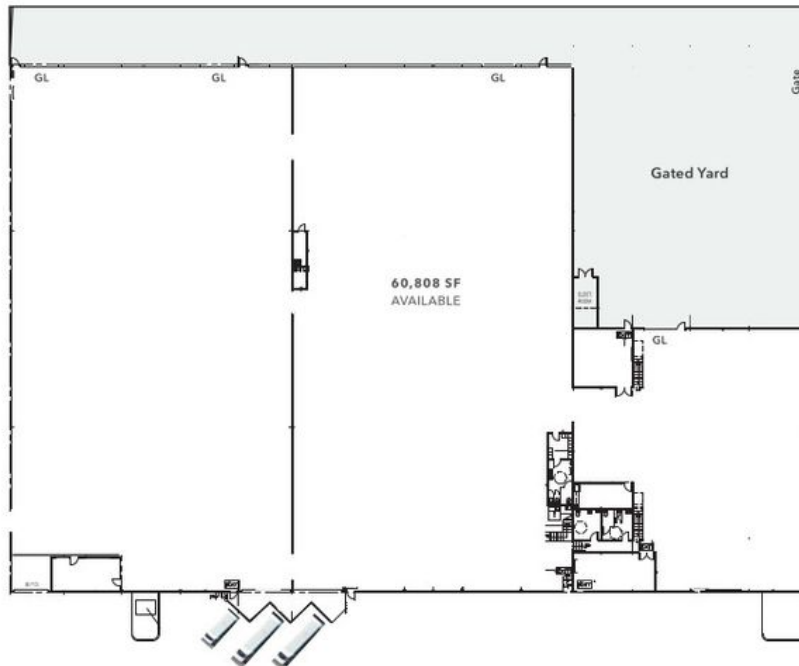
Listing Date: 02/20/2025

FTCF: CB250N000S000

Notes: Kidder Mathews does not provide any representation, warranty or guarantee, expressed or implied as to the accuracy of information contained herein. Prospective tenant should independently verify all information.

13720 WESTERN AVE

SITE PLAN



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