

Available SF 37,500 SF

Industrial For Lease

Building Size 37,500 SF



Address: 360-366 W 132nd St, Gardena, CA 90061

Cross Streets: S Broadway/132nd St

Free Standing Building in Unincorporated LA County
 No Gross Receipts Tax
 4 Dock High Positions, 2 Ground Level, Fenced Yard
 15 Minutes to LAX, Approx. 16.5 Miles to LA & Long Beach Ports
 Immediate Access to 110 & 105 Freeways
 Electrified Perimeter Secure Fenced Yard

Lease Rate/Mo: \$41,250	Sprinklered: Yes	Office SF / #: 4,000 SF
Lease Rate/SF: \$1.10	Clear Height: 19'	Restrooms:
Lease Type: Gross	GL Doors/Dim: 2	Office HVAC: Heat & AC
Available SF: 37,500 SF	DH Doors/Dim: 4	Finished Ofc Mezz: 0 SF
Minimum SF: 37,500 SF	A: 400 V: 120/240 O: 3 W: 4	Include In Available: No
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: 5-10 Years	Const Status/Year Blt: Existing / 1979	Include In Available: No
Sale Price: NFS	Whse HVAC: No	Possession: Now
Sale Price/SF: NFS	Parking Spaces: 60 / Ratio: 1.6:1	Vacant: Yes
Taxes:	Rail Service: No	To Show: Call broker
Yard: Fenced	Specific Use: Warehouse/Distribution	Market/Submarket: Gardena/North Compton
Zoning: M2		APN#: 6132-010-012

Listing Company: Daum Commercial

Agents: [Brad Levin 310-538-6728](#), [Jack Stone 310-538-6722](#), [Michael Collins 714-345-1014](#), [Dustin Hullinger 949-341-4514](#)

Listing #: 41846235

Listing Date: 01/30/2025

FTCF: CB250Y150S000

Notes: Ideal for manufacturing. APN's 6132-010-012, 6132-010-013. \$25,000 Broker Bonus for a Minimum of Three (3) Year Term.

