

Available SF 18,450 SF

Industrial For Sale

Building Size 18,450 SF



Address: 1100 W 135th St, Gardena, CA 90247

Cross Streets: W 135th St/Vermont Ave

Owner-User/Investor Opportunity
Rear 8,450 SF Leased Through May 2027
Two Building Compound (10,000 SF & 8,450 SF)
Industrial Uses Grandfathered Per City of Gardena
Property Refurbished in 2021
Warehouse Insulation / LED Lighting / Updated Offices

Sale Price: \$5,500,000.00
Sale Price/SF: \$298.10
Available SF: 18,450 SF
Prop Lot Size: 0.88 Ac / 38,148 SF
Taxes: \$44,866 / 2024
Yard: Fenced / Paved
Zoning: C3

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 4 / 12' x 12'
DH Doors/Dim: 0
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1971R21

Whse HVAC:
Parking Spaces: 22 / Ratio: 1.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,869 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 700 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6115-020-006

Listing Company: CBRE - El Segundo

Agents: [Greg Dyer 310-363-4953](mailto:greg.dyer@cbre.com), [Tres Reid 310-363-4948](mailto:Tres.Reid@cbre.com)

Listing #: 42876994

Listing Date: 06/30/2025

FTCF: CB000N000S250

Notes: Buyer to verify all information including city approvals on accepted uses. Two separate power panels. 1st is 800 A, 277/480 V, 2 phase. 2nd is 400 A, 120/240 V, 3 phase.

1100 - 1102 W. 135th Street
Gardena, CA 90247

18,450 SF | For Sale



Contact Us

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