

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
 2,000 Amps Available Immediately
 Major Boulevard Exposure/Identity
 Truck Positions Accommodate Large Trucks
 4 Oversized Grade Level Doors/3 Truck High Doors
 2 Miles To SpaceX

Lease Rate/Mo: \$66,889
Lease Rate/SF: \$1.10
Lease Type: Net / Op. Ex: \$0.20
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: 2000 V: 480/277 O: 3 W: 4
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: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6102-013-006

Listing Company: Kidder Mathews

Agents: [Luke Staubitz, SIOR 310-906-3288](#), [Harvey Beesen, SIOR 310-906-3264](#), [Andrew Dilfer, SIOR 310-906-3280](#)
Listing #: 41966316

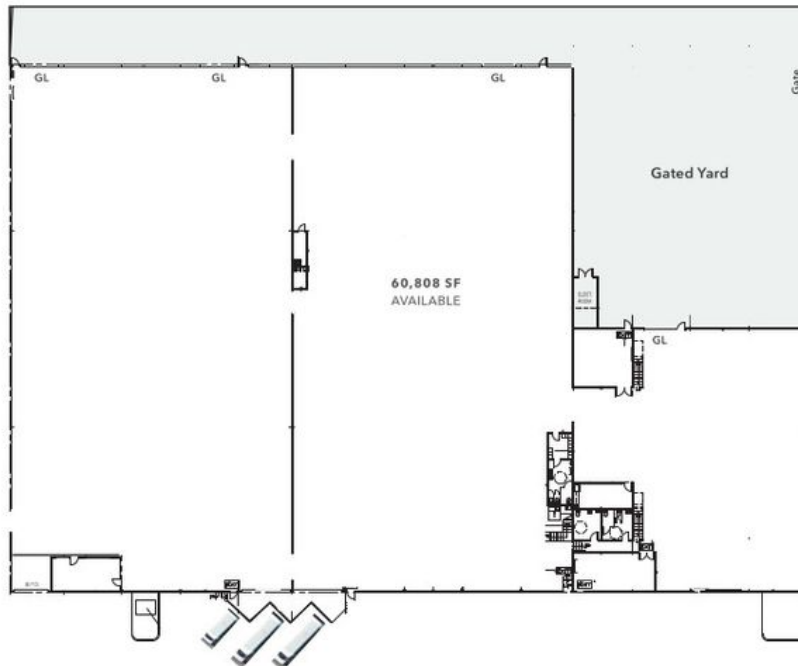
Listing Date: 02/20/2025

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. Tenant to independently confirm power.

13720 WESTERN AVE

SITE PLAN



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