



# KLABIN

# 2010 W 135TH ST.

GARDENA, CA 90249



*Industrial for Sale*

## *Gardena Business Park*

### PROPERTY FEATURES

- High End Creative Build Out with Skylights
- Ideal for Light Industrial/R&D/Tech Uses
- 3 Ground Level Doors
- 2 Points of Ingress/Egress
- 19 Parking Spaces (2:1) / Secure Yard
- HVAC Through Entire Building (25 Tons)
- 2 Outdoor Patios
- 100% Solar Powered Building (35K System)
- Grandfathered into Net II Metering
- EV Charging Station

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**9,447**  
SQUARE FEET

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### **PURCHASE PRICE:**

**\$3,400,920**  
**\$360 PSF**

### **SCOTT ANDERSEN**

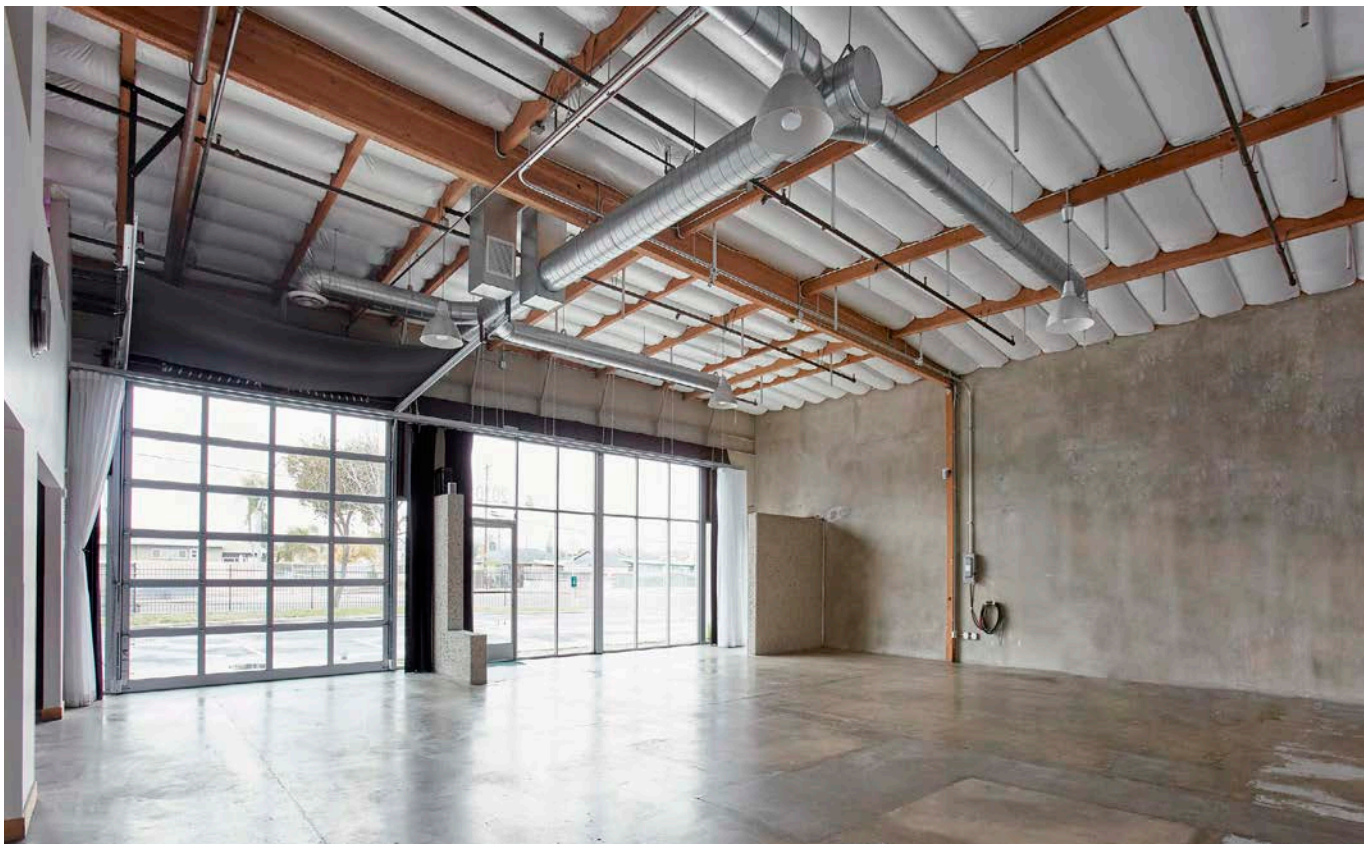
scotta@klabin.com  
DRE #02070384  
562.308.7737

### **MATT STRINGFELLOW, SIOR**

matts@klabin.com  
DRE #01410219  
310.329.9000 X-1120

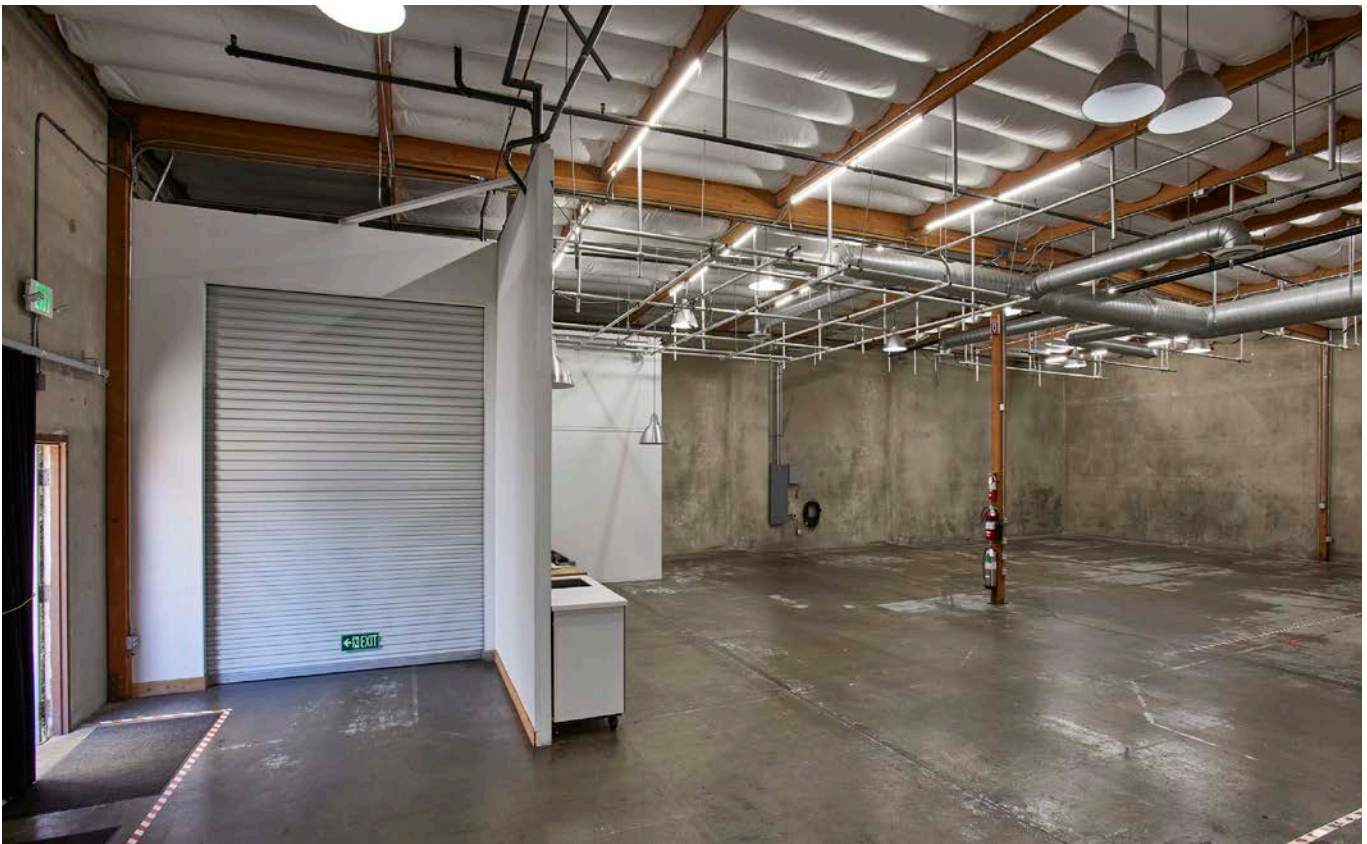
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19700 S. Vermont Avenue, Suite 100 Torrance, CA 90502

310.329.9000 | 310.329.9088 fax

Corporate DRE 00824993

[KLABIN.COM](http://KLABIN.COM)



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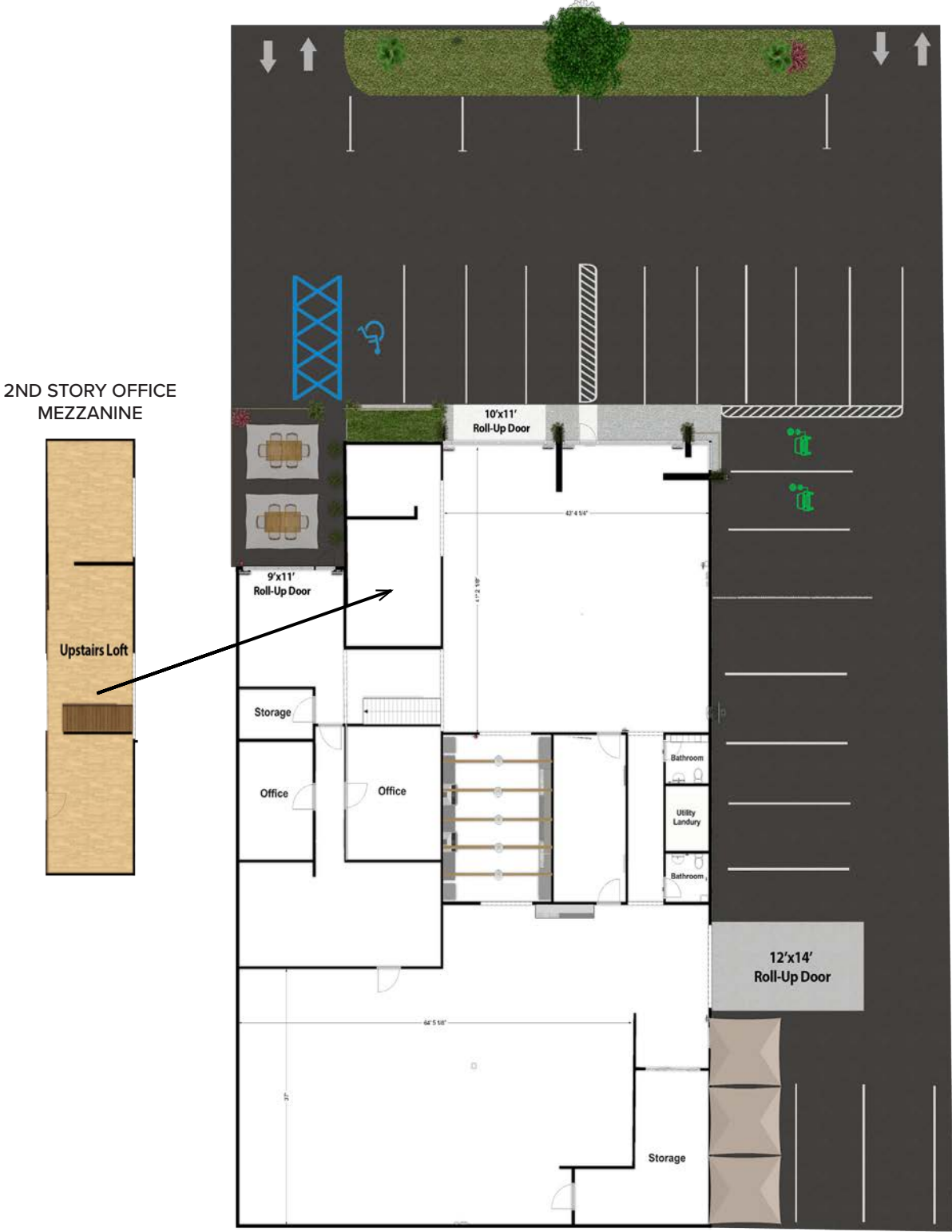
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# SITE PLAN

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# LOCATION

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## LOCATION HIGHLIGHTS

- CONVENIENT ACCESS TO 110 & 105 FREEWAYS
- GREAT PROXIMITY TO BEACH COMMUNITIES
- BUSINESS PARK ENVIRONMENT

7.4 MILES TO LAX

1.6 MILES TO SPACE X

12.7 MILES TO DOWNTOWN LA

8.3 MILES TO EL SEGUNDO

6.8 MILES TO MANHATTAN BEACH

