



22,000 SF INDUSTRIAL | 100' CLEAR SPAN | 600a 480v (VERIFY) | CLEAR SPAN BOW TRUSS BUILDING

Albert Pacleb

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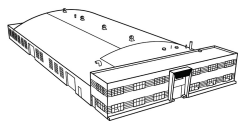
LA Commercial, Inc.

2321 Rosecrans Ave., Suite 5200

El Segundo, CA 90245

CORP ID: 01967906

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



**Bow Truss Roof
Block Construction**



**22,000 Square Foot
100' Clear Span Building**



**600a 480v 3-Phase
Lessee to Verify**



**Prime Gardena
Location**



**Close Proximity to
405/105/110 Fwys**

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FOR SALE/LEASE

22,000 SF CLEAR SPAN BOW TRUSS BUILDING

1656 *West 134th Street* GARDENA

PROPERTY FEATURES

- > **22,000 Square Feet**
- > **Asking price \$245/SF (\$5,390,000)**
- > **For Lease \$1.20/SF Gross**
- > **+/- 100' x 180' Clear Span Warehouse**
- > **Available Immediately**
- > **+/- 4,000 SF of Offices**
- > **Heavy Power - 600amps 3-Phase (Verify)**
- > **12' to 26' Clear Height - Bow Truss Roof**
- > **4 Ground Level Loading Doors**
- > **Plenty of Natural Light Throughout**
- > **Sprinklered**
- > **Zoned M2**
- > **Central Gardena Location**
- > **Close Access to 405/105 & 110 Freeways**

DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to the accuracy, completeness, or reliability of such information. All information, including but not limited to square footage, lot size, zoning, permitted uses, and financial data, should be independently verified by prospective buyers and their advisors. The real estate broker, its agents, and affiliates make no guarantees, warranties, or representations as to the condition, suitability, or future performance of the property.

This Offering Memorandum is provided solely for the purpose of assisting prospective purchasers in evaluating the subject property. It does not constitute an offer to sell or a solicitation of an offer to buy the property. All discussions and negotiations shall be conducted through the listing broker. The owner and broker each reserve the right to withdraw the property from the market, reject any or all offers, or modify pricing or terms at any time without notice.

Prospective purchasers are urged to consult with their own legal, tax, accounting, and other professional advisors regarding the acquisition and ownership of commercial real estate. Neither the broker nor any of its agents provide legal or tax advice. All interested parties should perform their own independent due diligence to determine the suitability of the property for their needs. By accepting and reviewing this Offering Memorandum, the recipient agrees not to rely solely on the contents herein, and acknowledges that the broker and its agents shall have no liability for any inaccuracies or omissions. Any reliance on the information provided is solely at the recipient's own risk.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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