

# GARDENA INDUSTRIAL PARK

13200-13228 S WESTERN AVE, GARDENA, CA 90249

INDUSTRIAL UNITS

FOR LEASE



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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DRE # 01069854  
5000 E Spring St, Suite 600,  
Long Beach, 90815

## PROPERTY OVERVIEW

13200-13228 S. Western Ave is ideally situated in Gardena, CA, offering immediate access to the 110, 105 and 405 freeways, with close proximity to LAX and the Ports of Los Angeles and Long Beach.

The project sits within one of the most infill, in-demand industrial submarkets in the South Bay, making it an ideal location for small-bay industrial users seeking a centrally located, well-connected Los Angeles address.

The available units range from 4,092 - 4,245 SF and feature clean, refurbished industrial space within a professionally managed industrial park.

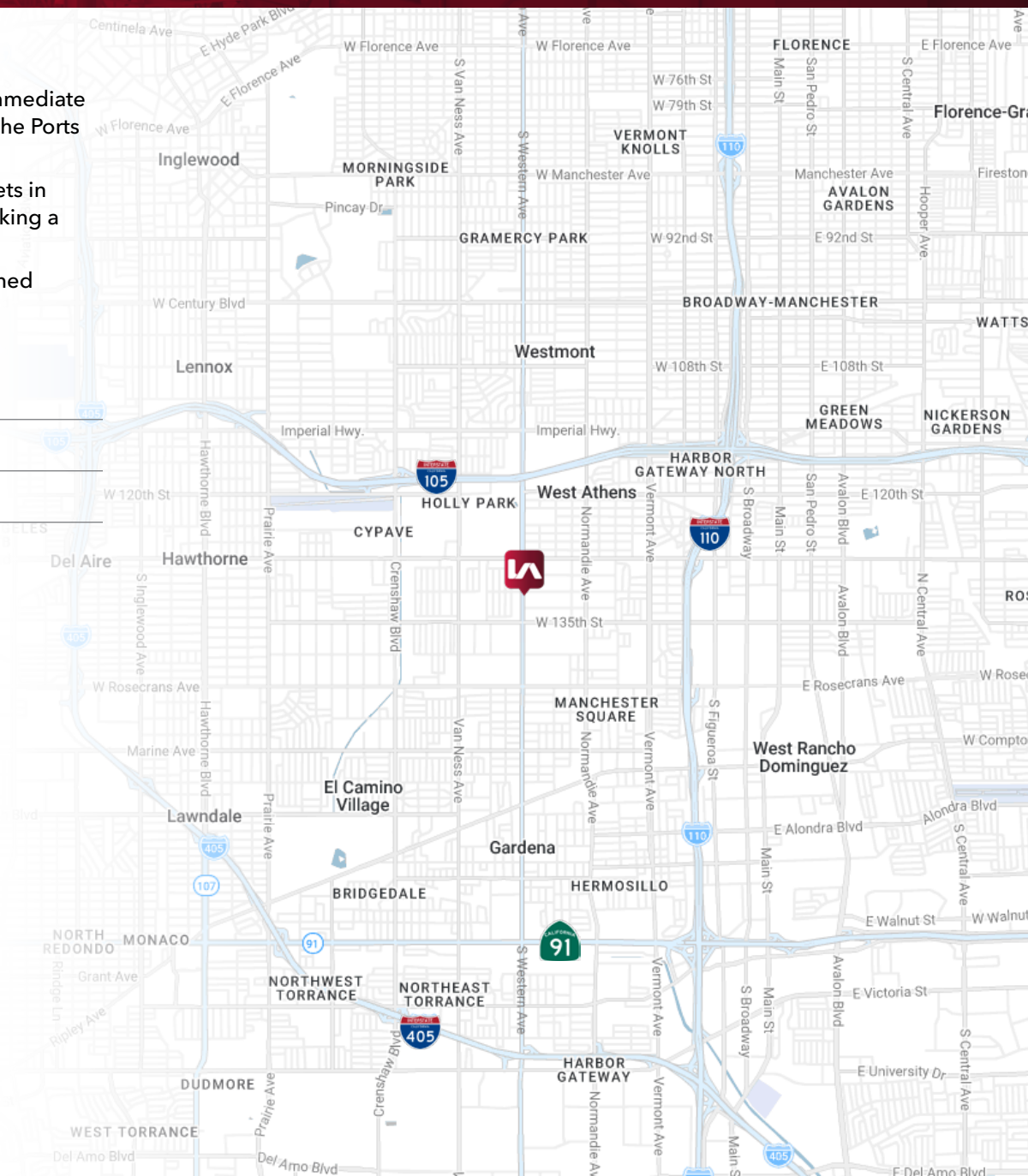
## PRICING SUMMARY

**Space Available** 4,092 - 4,245 SF

**Lease Rate** TBD

## PROPERTY HIGHLIGHTS

- High Clear Warehouse (19'-21')
- Minimal Office Footprint
- Clean & Refurbished Industrial Units
- Professionally Managed Industrial Park
- Adjacent to LAX Airport
- Close Access to Major Freeways
- Each Unit is Individually Metered for Electricity
- Water, Trash & Landscaping Included in the Operating Expenses
- 3-D Matterport Virtual Tour Available
- Zoning: GAM2 - General Industrial





## 13208 S WESTERN AVE

**SIZE** ±4,092 SF

**RATE** \$1.05 / SF Total (\$4,296.60 / Month)

- FEATURES**
- Available Now
  - 10' x 12' GL Door
  - 19' - 21' Clear Height
  - 175 Amps, 240 V, 3 Phase Power\*
  - 1 Reception, 1 Private Office, 2 RR (HVAC in Office)

**3D TOUR** Available Soon



## 13210 S WESTERN AVE

**SIZE** ±4,245 SF

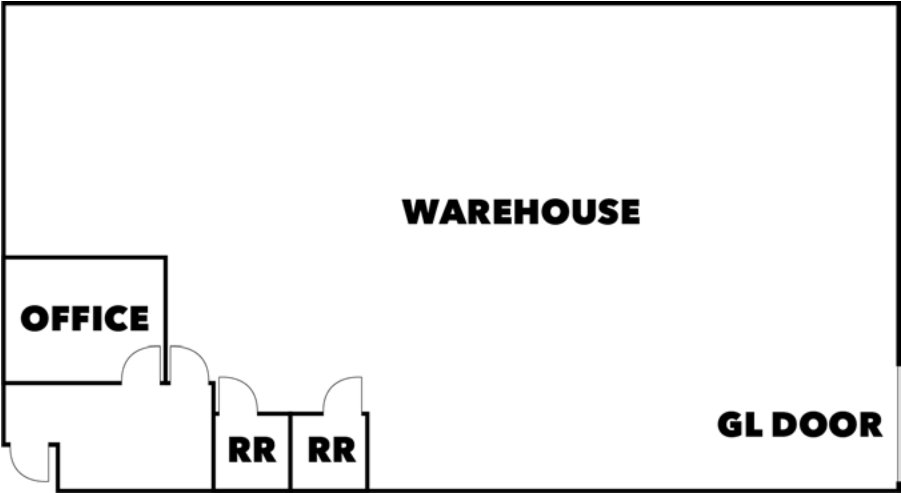
**RATE** \$1.05 / SF Total (\$4,457.25 / Month)

- FEATURES**
- Available Now
  - 10' x 12' GL Door
  - 19' - 21' Clear Height
  - 175 Amps, 240 V, 3 Phase Power\*
  - 1 Reception, 1 Private Office, 2 RR (HVAC in Office)

**3D TOUR** [CLICK HERE](#)

*\*Upgrading to 200amp is physically possible, but tenants loads, building department, and utility approval would be required.*

FLOOR PLAN



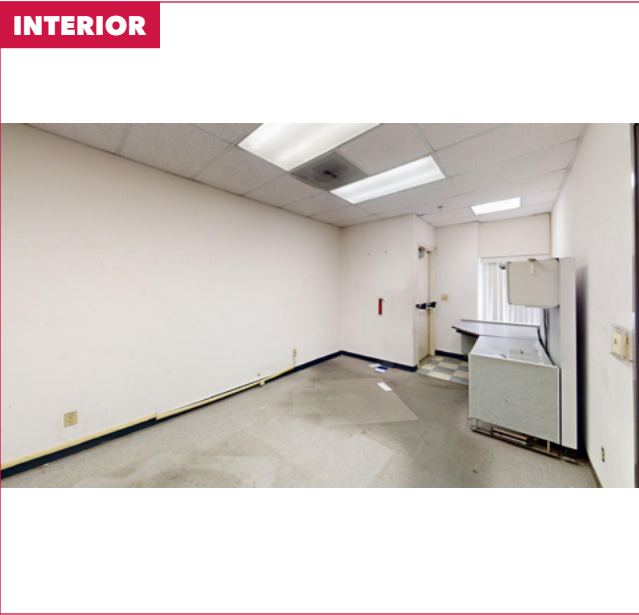
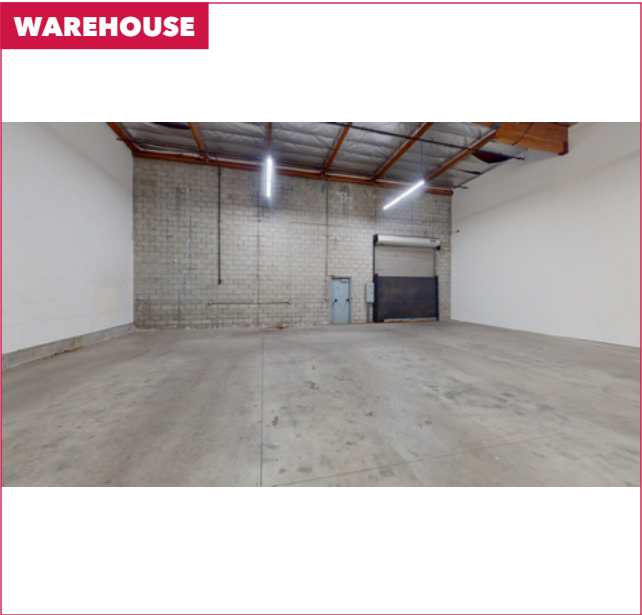
**WAREHOUSE**

**OFFICE**

**RR** **RR**

**GL DOOR**

*This plan and its measurements are approximate and not up to scale.  
It is the responsibility of the lessor to verify the property's measurements independently.*



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