



For Lease

Asking Lease Rate:

\$5,460.00

per month

(\$1.30 PSF)

Plus CAM approx ±

\$252 (0\$.06 PSF)

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1114 135th Street, Gardena, CA 90248

Features

- Unit Size: ±4,200 SF
- Offices: ±355 SF (1)
- Restrooms: 2
- Lot: POL (Business Park)
- Yard: Fenced Paved Yard
- Loading: 1 Ground Level
- Clearance: ± 16'
- Parking: ± 4 Stalls
- Special Features: High Image / High Quality
- Special Features: Business Park
- Zoning: C3
- APN: 6115-020-014
- Major Street Frontage
- Location: 110, 91, 710, 105 Freeways
- Lease Rate: \$5,460 per month (\$1.30 PSF) Plus CAM
- CAM Fee Approx: ± \$252 per month (\$0.06 PSF)

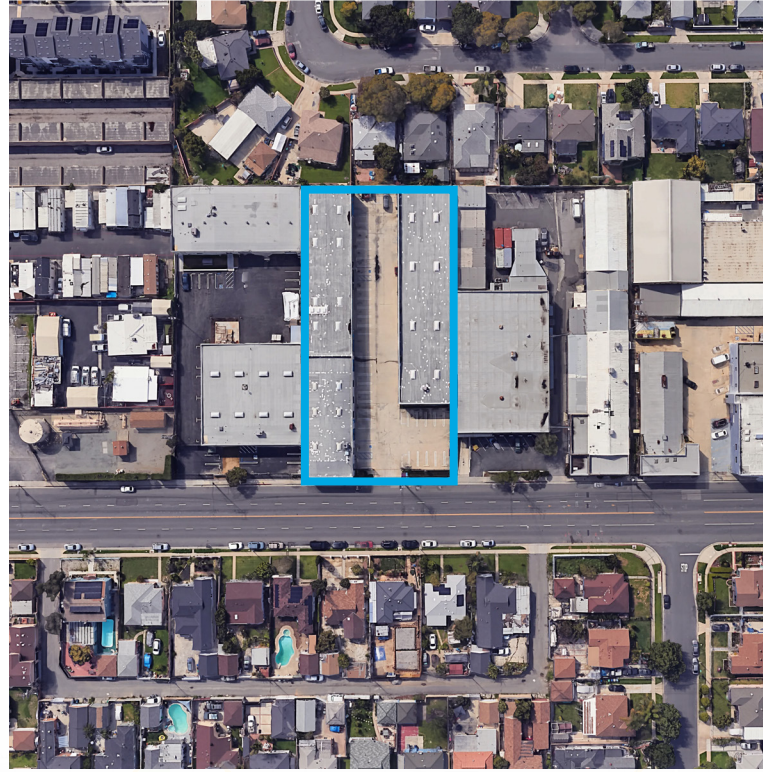
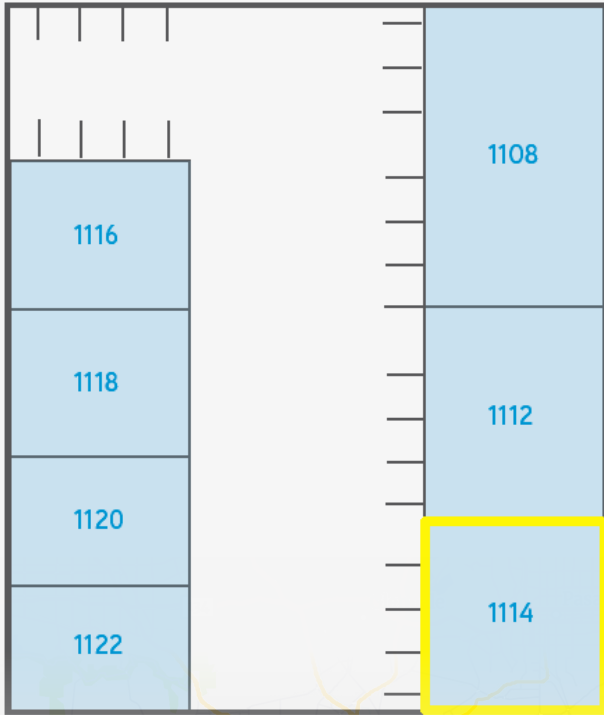
Unit	Total Unit SF	Base Rent
1114	4,200	\$1.50

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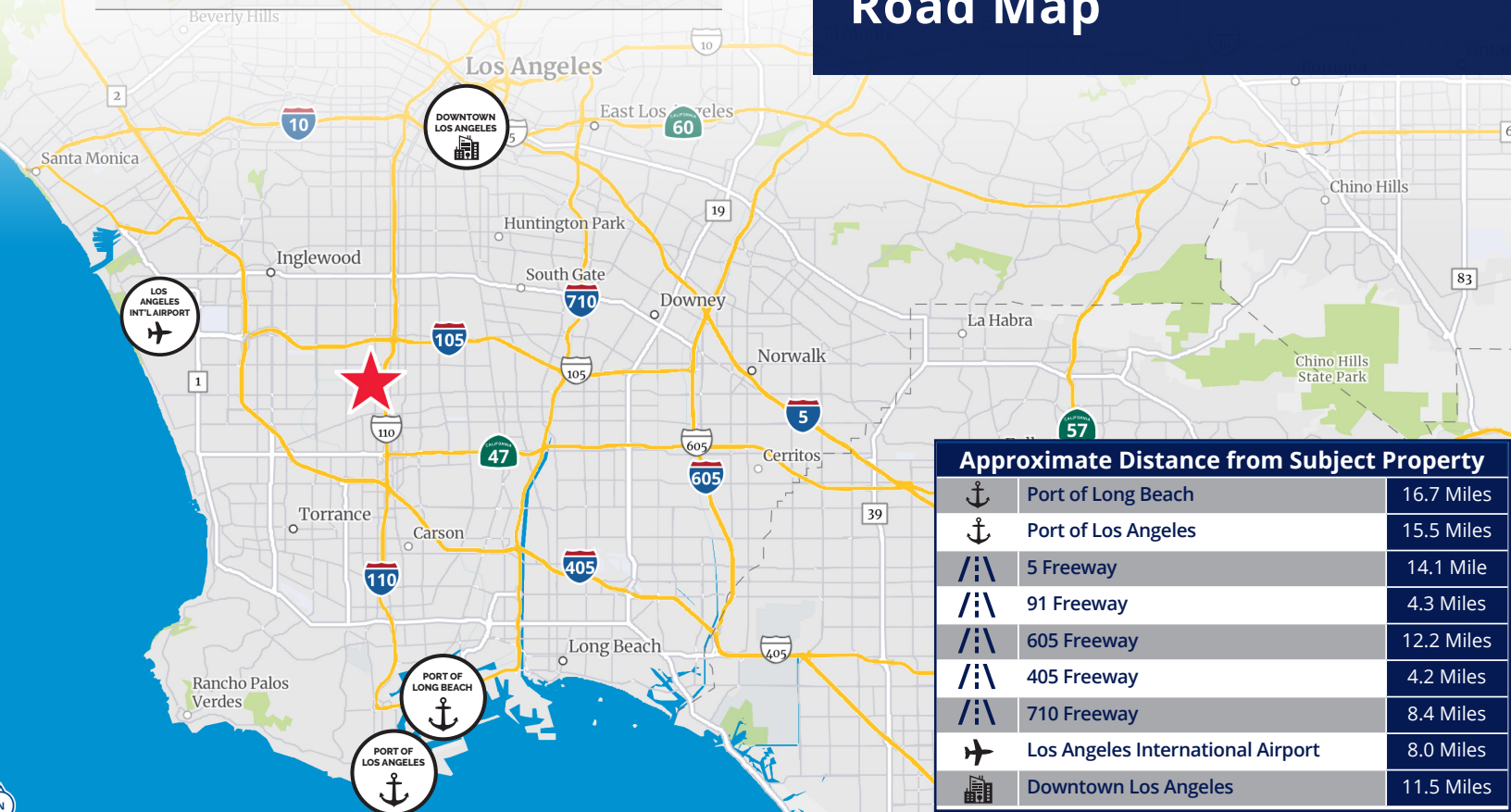
Site Plan

GARDENA BUSINESS PARK

W. 135TH STREET



Road Map



Approximate Distance from Subject Property

	Port of Long Beach	16.7 Miles
	Port of Los Angeles	15.5 Miles
	5 Freeway	14.1 Mile
	91 Freeway	4.3 Miles
	605 Freeway	12.2 Miles
	405 Freeway	4.2 Miles
	710 Freeway	8.4 Miles
	Los Angeles International Airport	8.0 Miles
	Downtown Los Angeles	11.5 Miles