



# Gardena Industrial Sale Opportunity

## 1657–1663 W. 134th St., Gardena, CA | \$4,600,000

A rare multi-building industrial offering in the heart of the South Bay – potentially delivered vacant, with real yard, and ready for an owner-user or investor on day one.

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# Executive Summary

A straightforward, functional industrial property in Gardena with something that's getting harder to find in Los Angeles – usable yard. Three single-story buildings totaling 17,464 SF on just under an acre of GAM1-zoned land. Not a trophy asset. A practical one.

## Potentially Delivered Vacant

Use it, lease it, or split it up.

## Meaningful Yard Component

Yard and parking on site set it apart from most small LA industrial properties.

## Three Separate Buildings

Single user, multiple tenants, or occupy part and lease the rest.

## Land Value Matters

Just under an acre in an infill South Bay location. Hard to replicate.

## Functional Industrial Space

12–15 ft clear heights suited for contractors, fabricators, and service users.

## Location That Works

Close to the 110, 105, 91, and 405, with easy access to LAX and the ports.

# Prime Gardena Location

Situated in one of the most accessible industrial corridors in the South Bay, this property offers convenient connectivity to the 110, 105, 91, and 405 freeways with direct proximity to LAX and the Ports of Los Angeles and Long Beach.

## Three Buildings

Three single-story industrial structures totaling approximately 17,464 SF, ideal for one or multiple users.

## Over 38,000 SF of Land

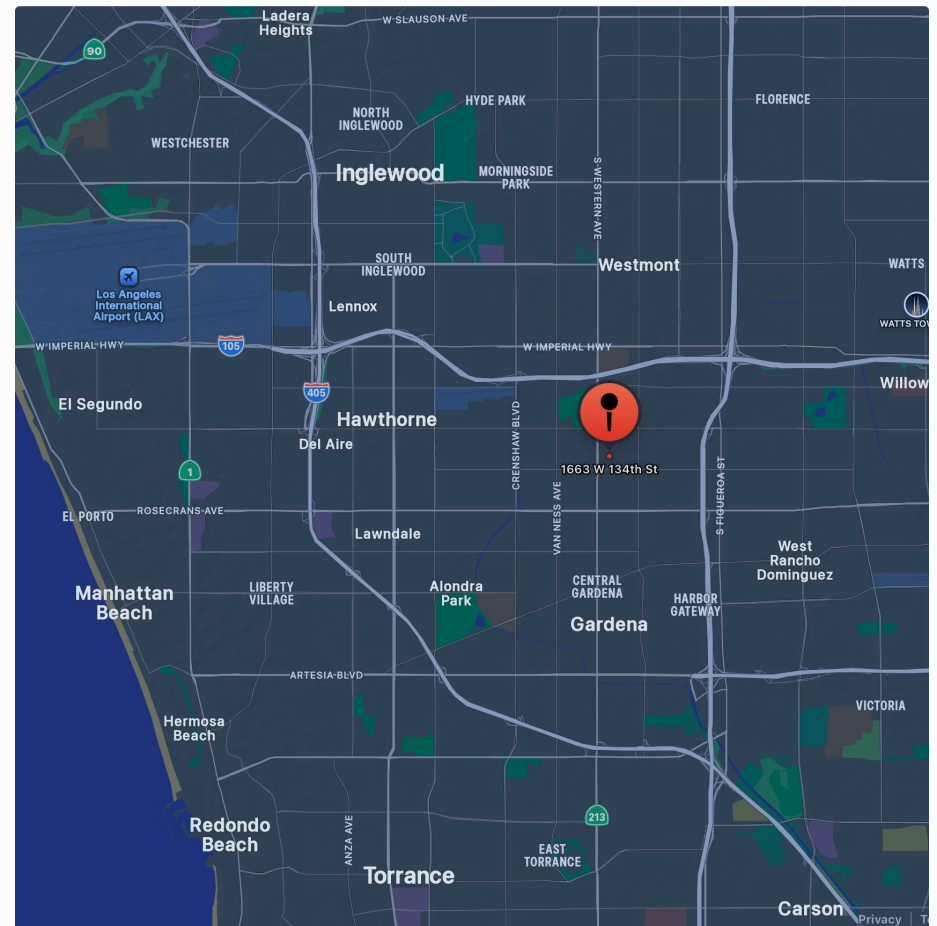
Approximately 0.89 acres of GAM1-zoned industrial land in a densely built infill South Bay market.

## ~10,000 SF Yard / Parking

Enclosed yard and surface parking – a scarce amenity at this scale in the greater LA market.

## South Bay Industrial Core

Surrounded by established industrial users in one of LA's most active logistics and manufacturing submarkets.



# Site Description



<b>Property Type</b>	Industrial
<b>Property Sub-Type</b>	Freestanding
<b>Building Class</b>	C
<b>Sale Type</b>	Investment
<b>Lot Size</b>	0.89 AC (~38,700 SF)
<b>Gross Leasable Area</b>	17,464 SF
<b>No. Stories</b>	1
<b>Year Built</b>	1953
<b>Parking Ratio</b>	2.03 / 1,000 SF
<b>Ceiling Height</b>	12 FT – 15 FT
<b>Zoning</b>	GAM1
<b>APN / Parcel ID</b>	6102-007-013

# Building Configuration

1657–1663 W. 134th St., Gardena, CA

The property comprises three single-story industrial structures totaling approximately **17,464 SF** of gross leasable area across a single parcel on **0.89 acres of GAM1 zoned land**. Each building offers independent utility, allowing for flexible owner-user occupancy, multi-tenant leasing, or a combination of both strategies.

## Building 1

**7,436 SF**

The largest of the three structures. Suitable for primary operations, manufacturing, or warehousing with grade-level access.

## Building 2

**4,968 SF**

Mid-size building offering flexible layout options for light industrial, service, or distribution uses with an efficient footprint.

## Building 3

**5,060 SF**

Ideal for a secondary user, ancillary operations, or standalone lease. Complement to the other buildings on the same parcel.



# Site Plan

**SUBJECT PROPERTY ADDRESS**  
 Address: 1663 W. 134 TH ST. City: GARDENA State: CA Zip: 90249

**SITE PLAN OF SUBJECT PROPERTY**

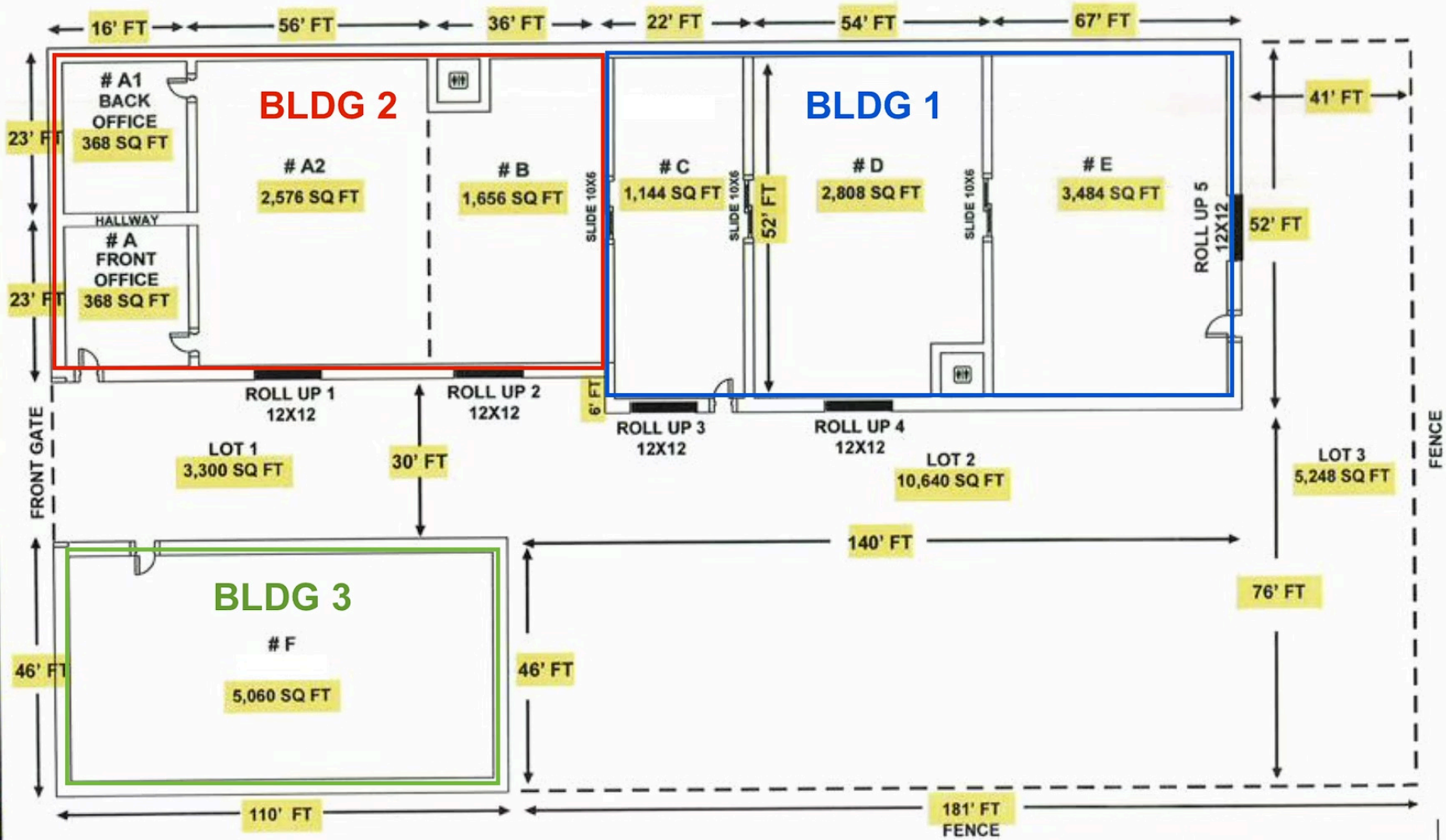
**BLDG 1 - 7,436 SF**  
**BLDG 2 - 4,968 SF**  
**BLDG 3 - 5,060 SF**

Note that #2 and #3 relative to one another are not drawn to scale

LOT - 21,428 SQ FT



*[Handwritten Signature]*  
 INITIALS



INITIALS



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