

1848-1850 W 144TH ST

# 6,312 SF INDUSTRIAL *FOR SALE/FOR LEASE*



## PROPERTY HIGHLIGHTS

6,312 SF building

10,991 SF lot

Large fenced and paved yard

800 amps/3 phase

Two ground level loading doors (10'x10')

Height to 19'

Ten floor drains

Close to 110, 105, and 405 freeways

Seller financing possible - submit

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### PROPERTY OVERVIEW

ADDRESS	1848-1850 W 144th St Gardena, CA 90249
AVAILABLE	6,316 SF
CONSTRUCTION	Masonry, frame and stucco
MIN. CLEAR HEIGHT	11'
OFFICES	1,065 SF
RESTROOMS	Two
PARKING	Seven (7) spaces
REMODEL	Owner may remove some warehouse partitions (Submit offer)
YEAR BUILT	1960
ZONING	C3 (indus. use "grandfathered in"), occupancy permit req.

**\$1.848M**

SALE PRICE  
(\$292.60/SF)

**\$8,500**

LEASE RATE/MONTH  
(\$1.35/SF) GROSS -  
NO CAM CHARGE

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