

Available SF 6,250 SF Industrial For Lease & For Sale Building Size 18,820 SF



**Address:** 1835 - 1839 W 169th St, Gardena, CA 90247  
**Cross Streets:** W 169th St/S Western Ave

Small Bay Industrial Units  
 4 Units Available  
 850, 1,250, 1,650, & 2,500 Square Feet  
 Available Individually or in Combinations

<b>Lease Rate/Mo:</b> \$10,313	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 1,000 SF / 4
<b>Lease Rate/SF:</b> \$1.65	<b>Clear Height:</b> 13'	<b>Restrooms:</b> 4
<b>Lease Type:</b> Gross / Op. Ex: \$0.12	<b>GL Doors/Dim:</b> 7	<b>Office HVAC:</b> AC Only
<b>Available SF:</b> 6,250 SF	<b>DH Doors/Dim:</b> 0	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 850 SF	<b>A: 600 V: 120/240 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> 1-5 Years	<b>Const Status/Year Blt:</b> Existing / 1976R26	<b>Include In Available:</b> No
<b>Sale Price:</b> \$4,700,000.00	<b>Whse HVAC:</b>	<b>Possession:</b> Now
<b>Sale Price/SF:</b> \$249.73	<b>Parking Spaces:</b> 7 / <b>Ratio:</b> 1.1:1	<b>Vacant:</b> Yes
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced	<b>Specific Use:</b> Manufacturing	<b>Market/Submarket:</b> Gardena/North Compton
<b>Zoning:</b> M2		<b>APN#:</b> 4094-002-027,4094-002-009
<b>Listing Company:</b> Daum Commercial		
<b>Agents:</b> <a href="mailto:chuck.brill@daumcommercial.com">Chuck Brill 310-538-6710</a> , <a href="mailto:ken.lafond@daumcommercial.com">Ken LaFond 310-538-6742</a>		
<b>Listing #:</b> 45124875	<b>Listing Date:</b> 06/23/2026	<b>FTCF:</b> CB300Y150S300
<b>Notes:</b> Several units available from 850, 1,250, 1,650, & 2,500 square feet or several combinations thereof. \$0.12/SF CAM includes some utilities. Call for details.		

