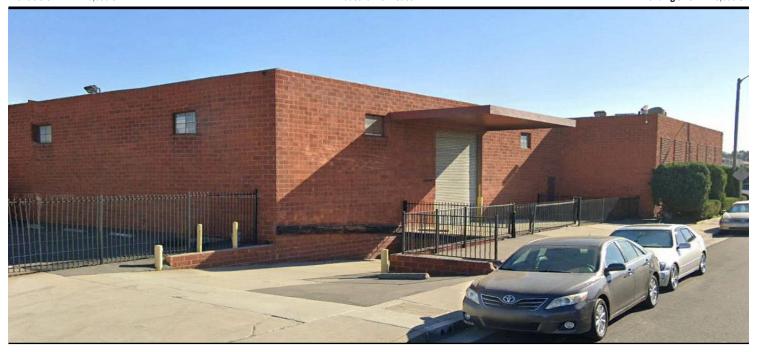


Daum Commercial

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700

15,090 SF **Available SF Industrial For Lease Building Size** 15,090 SF



Address: **Cross Streets:**

1535 W Rosecrans Ave, Gardena, CA 90249 Kingsley Dr/W Rosecrans Ave

Major Street Frontage Free Standing Building (1) Dock High Loading / (3) Ground Level Loading Large Fenced Secure Yard Versatile Building for Wide Range of Uses

No

16'

3 / 12'x14'

Masonry

1 / 12'x14' (Well)

Existing / 1969

/ Ratio: 1.5:1

Warehouse/Office

05/27/2025

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Const Status/Year Blt:

Parking Spaces: 22

A: 400 V: 120/208 0: 3 W: 4

Lease Rate/Mo: \$22,484 Lease Rate/SF: \$1.49 Lease Type: Gross Available SF: 15.090 SF Minimum SF: 15,090 SF **Prop Lot Size:** 0.62 Ac / 27,007 SF Term: Acceptable to Owner

NFS Sale Price: Sale Price/SF: NFS

Taxes:

Yard: Fenced / Paved

Zoning: M2

Listing #: 42668555 **Listing Date:** Call broker for commission information. Notes:

Listing Company: Daum Commercial

Brad Levin 310-538-6728 Agents:

COMMERCIAL REAL ESTATE SERVICES



Office HVAC: Heat & AC Finished Ofc Mezz: 0 SF Include In Available: No **Unfinished Mezz:** 0 SF Include In Available: No Now Possession: Vacant: Yes To Show: Call broker Market/Submarket: Gardena/North Compton

2,500 SF

APN#: 6102014062

FTCF: CB000N000S000

Office SF / #:

Restrooms:

