

Available SF 15,090 SF

Industrial For Lease

Building Size 15,090 SF



**Address:** 1535 W Rosecrans Ave, Gardena, CA 90249

**Cross Streets:** 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

<b>Lease Rate/Mo:</b> \$22,484	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 2,500 SF
<b>Lease Rate/SF:</b> \$1.49	<b>Clear Height:</b> 16'	<b>Restrooms:</b> 2
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 3 / 12'x14'	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 15,090 SF	<b>DH Doors/Dim:</b> 1 / 12'x14' (Well)	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 15,090 SF	<b>A: 400 V: 120/208 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 0.62 Ac / 27,007 SF	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 1969	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b>	<b>Possession:</b> Now
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 22 / <b>Ratio:</b> 1.5:1	<b>Vacant:</b> Yes
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced / Paved	<b>Specific Use:</b> Warehouse/Office	<b>Market/Submarket:</b> Gardena/North Compton
<b>Zoning:</b> M2		<b>APN#:</b> 6102014062
<b>Listing Company:</b> Daum Commercial		
<b>Agents:</b> <a href="mailto:brad.levin@daumcommercial.com">Brad Levin 310-538-6728</a>		
<b>Listing #:</b> 42668555	<b>Listing Date:</b> 05/27/2025	<b>FTCF:</b> CB000N000S000
<b>Notes:</b> Call broker for commission information.		

