

Industrial

FOR LEASE ±15,090 SF



1535

W. Rosecrans Ave.

GARDENA | CA

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES



# 1535

## W. Rosecrans Ave.

EXECUTIVE SUMMARY

1535 W. Rosecrans Ave, a premier  $\pm 15,090$  SF freestanding industrial building available for lease in the heart of Gardena, CA. Boasting prominent frontage along W. Rosecrans Avenue, this versatile property offers exceptional access to the 110, 105, 91, and 405 freeways, is just eight minutes from SpaceX, and is conveniently surrounded by a wide range of retail, dining, and service amenities.

- Major Street Frontage
- Freestanding Building
- (1) Dock High Loading [12'x14' (Well)]
- (2) Ground Level Loading [12'x14']
- Large Fenced Secure Yard
- Versatile Building for Wide Range of Uses
- $\pm 2,500$  SF Office





# W. Rosecrans Ave.

# 1535

## BUILDING HIGHLIGHTS



± 15,090 SF Available



± 2,500 SF Office



GAM2 Zoning



16' Clear Height



(1) Dock High Loading [12x14 (Well)]  
(2) Ground Level Loading [12x14]



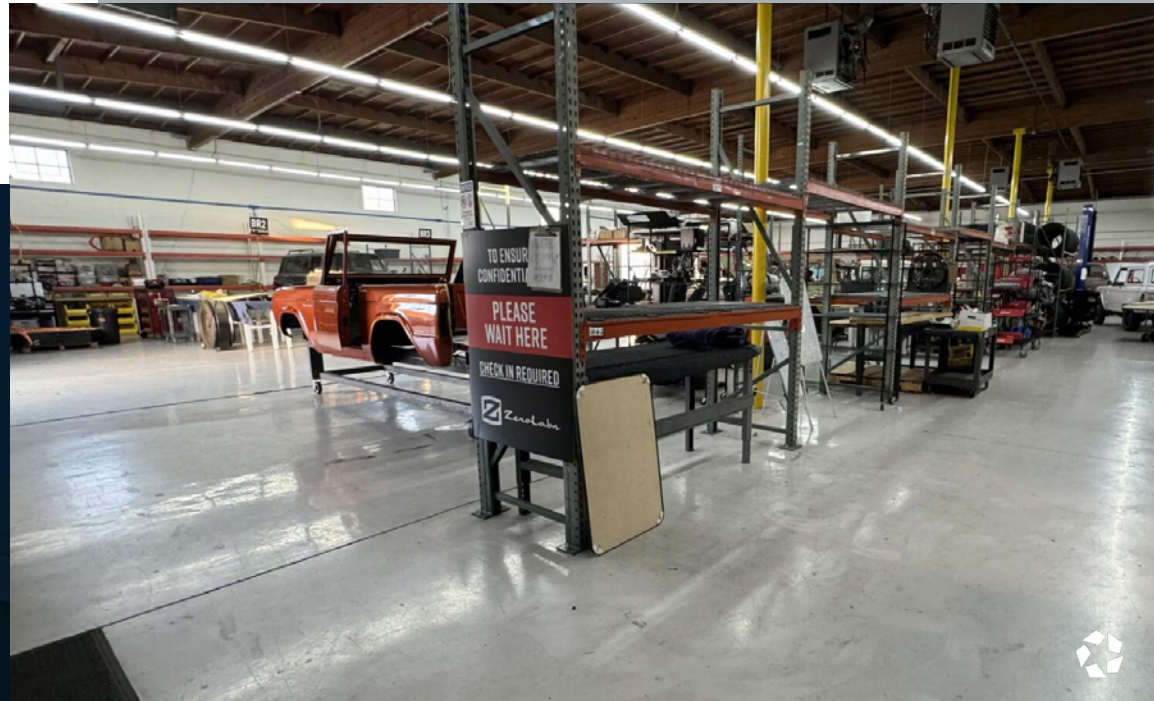
400a/120 - 208v 3p 4w



Abundant Parking



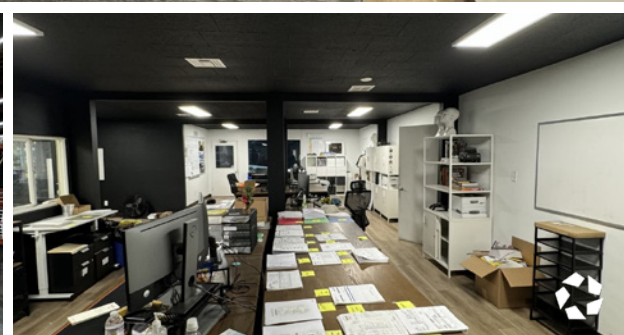
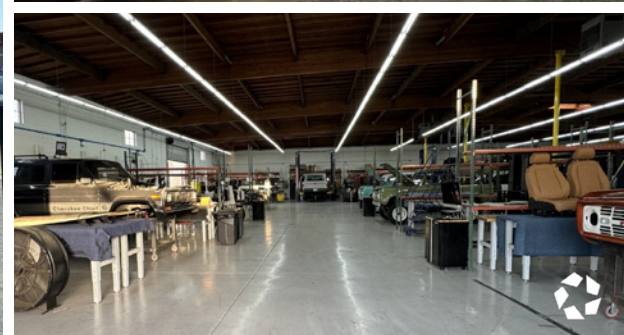
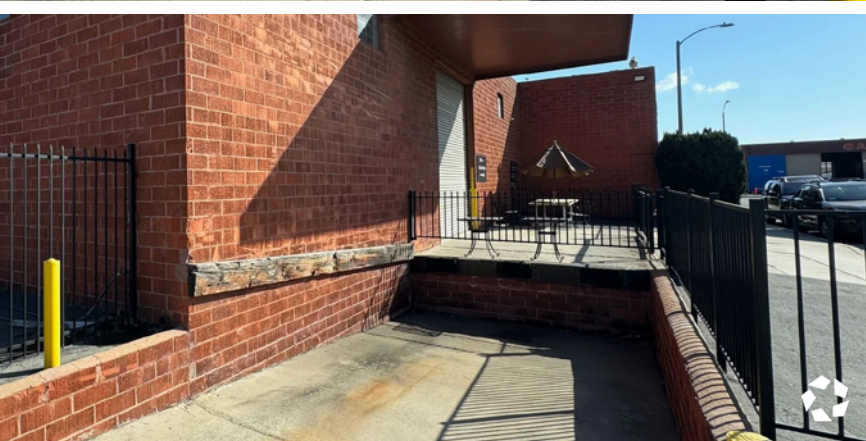
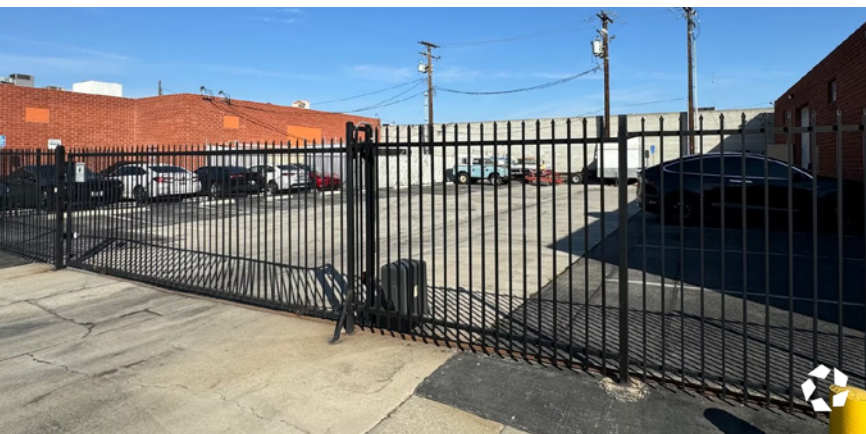
Major Street Frontage





# 1535 W. Rosecrans Ave.

## PHOTO GALLERY





# 1535 W. Rosecrans Ave.



## LOCATION



LOS ANGELES  
INTERNATIONAL  
9.2 MILES | 14 MINS

LONG BEACH  
(DAUGHERTY FIELD)  
12.8 MILES | 19 MINS

BOB HOPE  
29.3 MILES | 38 MINS



405 HIGHWAY  
4 MILES

110 FWY  
2 MILES

105  
4 MILES

**Located on high-visibility W. Rosecrans Avenue in Gardena, this property offers unmatched logistical and strategic advantages. With immediate access to the 110, 105, 91, and 405 freeways, tenants can efficiently reach key markets across Southern California.**

The site is just 8 minutes from SpaceX and within close proximity to the ports of Los Angeles and Long Beach, LAX, and major distribution hubs—making it ideal for businesses requiring regional and national reach. The surrounding area is rich in retail, dining, and service options, providing added convenience for employees and clients alike.

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## W. Rosecrans Ave.

### AMENITIES MAP

Close to 110, 105, 91 and 405 Freeway  
 8 minutes from SpaceX  
 Close to Retail, Restaurants and Other Services



W. Rosecrans Ave.  
**1535**



from the  
to

1535

W. Rosecrans Ave.

GARDENA | CA

MEET THE LISTING AGENT

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