

1600 W 135th St

Gardena, CA 90249

Delivering Q2 2027

FULLY ENTITLED

190,860 RSF **for LEASE**

Approved CUP in place for warehouse/distribution

TEAM
CONDON

alexa • amara • brittany • emily • erica
julia • katelyn • kyle • michelle • missy
peter • reid • scott • whitney • zane

OMP



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WAKEFIELD

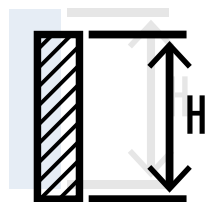
Building SPECS

BUILDING SIZE:	190,860 SF
LOT SIZE:	8.46 AC
ZONING:	M2
CLEAR HEIGHT:	36'
OFFICE SF:	10,000 SF (Expandable)
PARKING SPOTS:	275 stalls
TRAILER PARKING:	Ability to convert 34 parking stalls to 17 trailer stalls
DOCK DOORS:	22
SPEED BAYS:	Warehouse lighting
GRADE LEVEL:	2
TRAILER PARKING:	47
POWER:	4,000 Amp panel, 4,000 UPS
SPRINKLERS:	ESFR
DIMENSIONS:	350' x 512'
COLUMN SPACING:	56' x 60'
EV CHARGING STATIONS:	22 stations



LOCATION

9.5 miles to Port of
LA & Long Beach
5 miles to LAX



UP TO 36'

Clear Height



POWER

4,000
Amp Panel,
4,000 UPS



PARKING

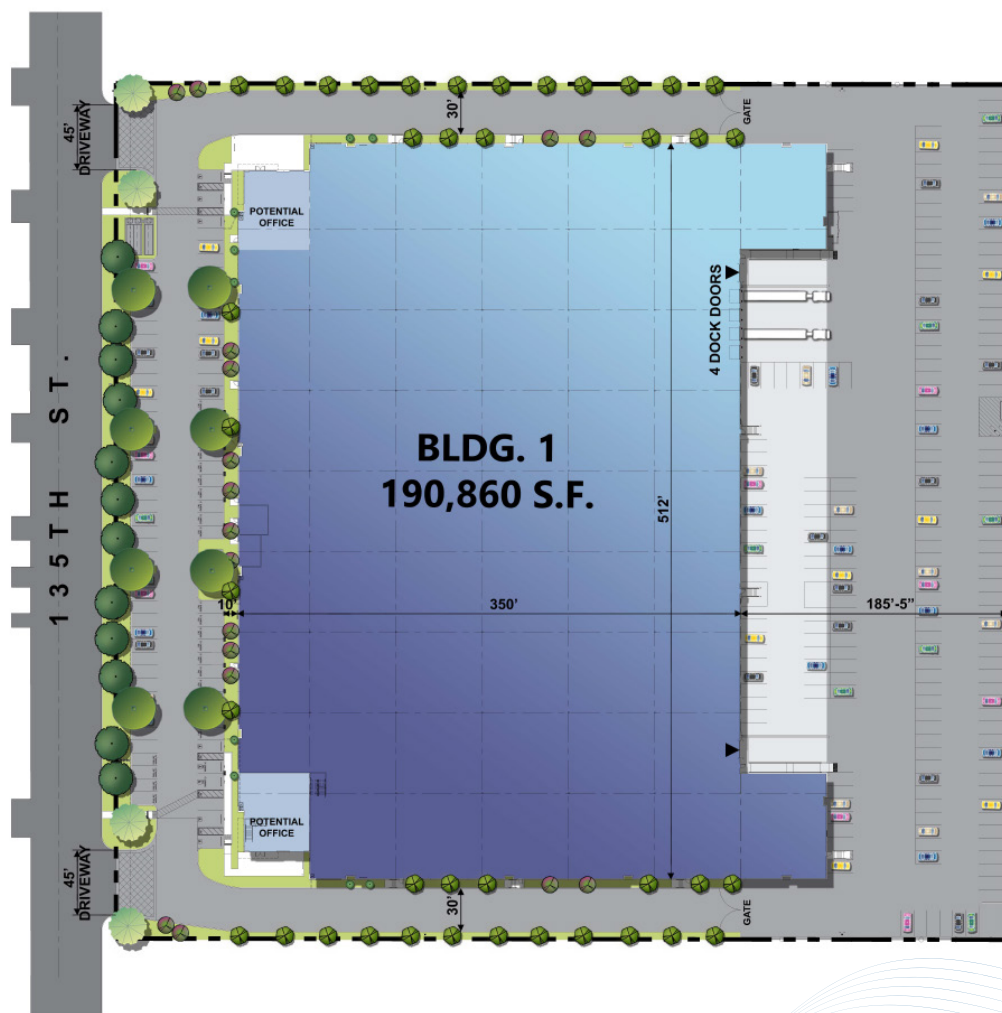
275 Stalls on site

Site PLAN

CONSTRUCTION PROGRESS - GRADING UNDERWAY



CONCEPTUAL SITE PLAN

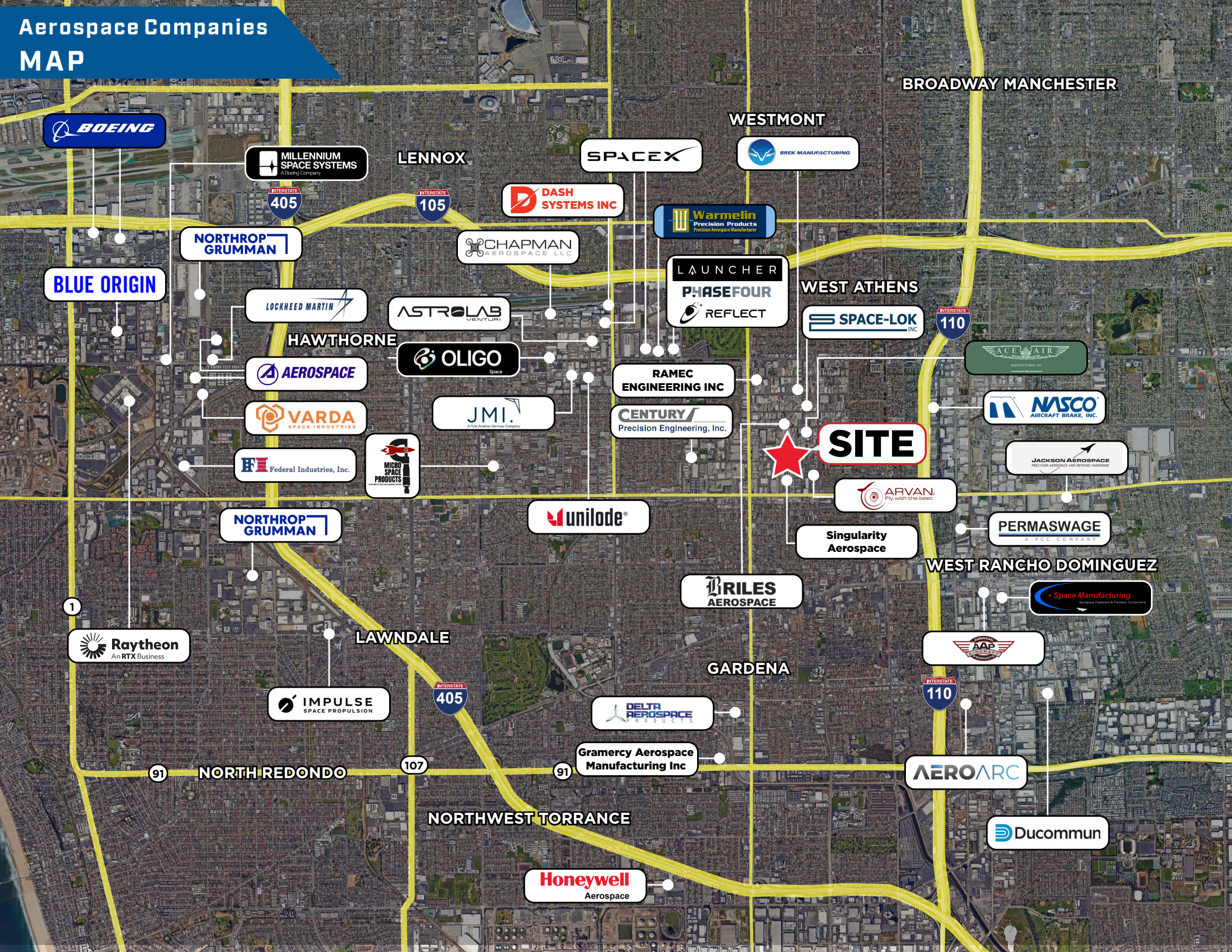


Location MAP

1600 W 135th St
Gardena, CA 90249



Aerospace Companies MAP



1600 W 135th St

Gardena, CA 90249



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