

Available SF 24,137 SF

Industrial For Sale

Building Size 24,137 SF



**Address:** 690 W 190th St, Gardena, CA 90248

**Cross Streets:** Hamilton St/190th St

Tremendous Freeway Signage Visibility  
 Newly Renovated Improvements  
 Located in Unincorporated Los Angeles County  
 Superior Access to 405, 110, & 91 Fwys, and 190th St Corridor

<b>Sale Price:</b>	\$6,950,000.00	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,078 SF
<b>Sale Price/SF:</b>	\$287.94	<b>Clear Height:</b>	18'	<b>Restrooms:</b>	4
<b>Available SF:</b>	24,137 SF	<b>GL Doors/Dim:</b>	1 / 12' x 12'	<b>Office HVAC:</b>	Heat & AC
<b>Prop Lot Size:</b>	0.75 Ac / 32,670 SF	<b>DH Doors/Dim:</b>	1 / 12' x 20'	<b>Finished Ofc Mezz:</b>	1,797 SF
<b>Taxes:</b>	\$94,138 / 2025	<b>A: 400 V: 120/240 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Yard:</b>	Fenced / Paved	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Zoning:</b>	M2	<b>Const Status/Year Blt:</b>	Existing / 1978R24	<b>Include In Available:</b>	No
		<b>Whse HVAC:</b>	No	<b>Possession:</b>	COE
		<b>Parking Spaces:</b> 11	<b>/ Ratio:</b> 0.5:1	<b>Vacant:</b>	No
		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
		<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Torrance
				<b>APN#:</b>	6121-022-006

**Listing Company:** CBRE - El Segundo

**Agents:** [Greg Dyer 310-363-4953](#), [Bennett Robinson 818-907-4608](#), [Tres Reid 310-363-4948](#), [Ryan Wengert 310-363-4848](#)

**Listing #:** 44921528

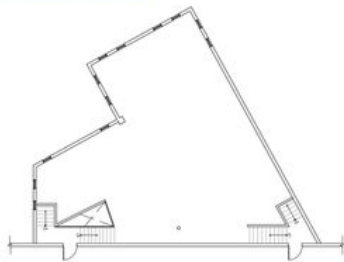
**Listing Date:** 05/20/2026

**FTCF:** CB000N000S225

**Notes:** Buyer to verify all property specifications. APN's: 6121-022-006 & 007. The property includes two income-generating billboard signage with an existing lease agreement. Billboard signage income as of June 30, 2024, was \$4,460/month. Additional ±7,156 SF parking easement available across the street.

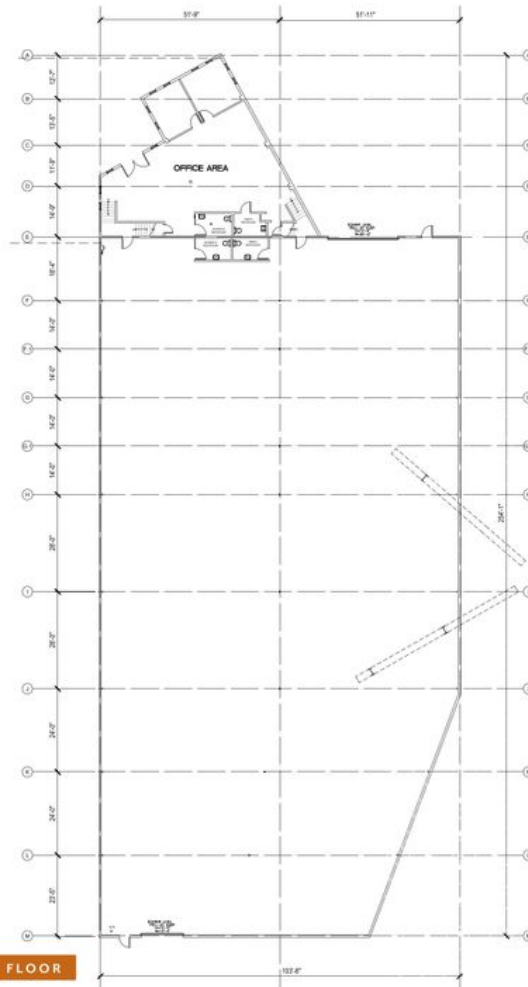
## FLOOR PLAN

### MEZZANINE



### AREA CALCULATIONS

WAREHOUSE	±20,262 SF
OFFICE	±2,078 SF
MEZZANINE	±,797 SF
<b>TOTAL</b>	<b>±24,137 SF</b>



### GROUND FLOOR

<p><b>GREG DYER</b> Executive Vice President +1 310 363 4953 greg.dyer@cbre.com Lic. 01199659</p>	<p><b>BENNETT ROBINSON</b> Vice Chairman +1 818 907 4608 bennett.robinson@cbre.com Lic. 00984312</p>	<p><b>TRES REID</b> Vice Chairman +1 310 363 4948 tres.reid@cbre.com Lic. 00975748</p>	<p><b>RYAN WENGERT</b> Vice President +1 310 363 4848 ryan.wengert@cbre.com Lic. 02089469</p>	
---	--	--	---	--