



## For Sublease

Asking Sublease Rate with  
Purchase of Freezer:

**\$10,241.40**

*per month IG*

*(\$1.56 PSF)*

Asking Sublease Rate with  
Lease of Freezer:

**\$15,624.70**

*per month IG*

*(\$2.38 PSF)*

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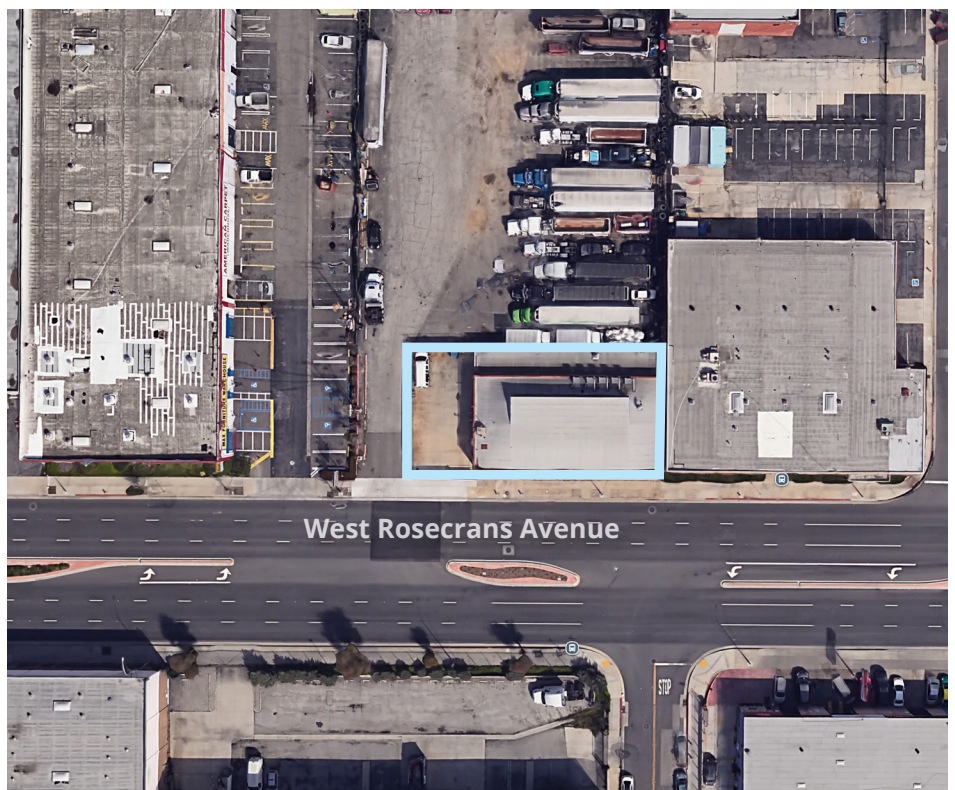
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## 1601 West Rosecrans Avenue, Gardena, CA 90249



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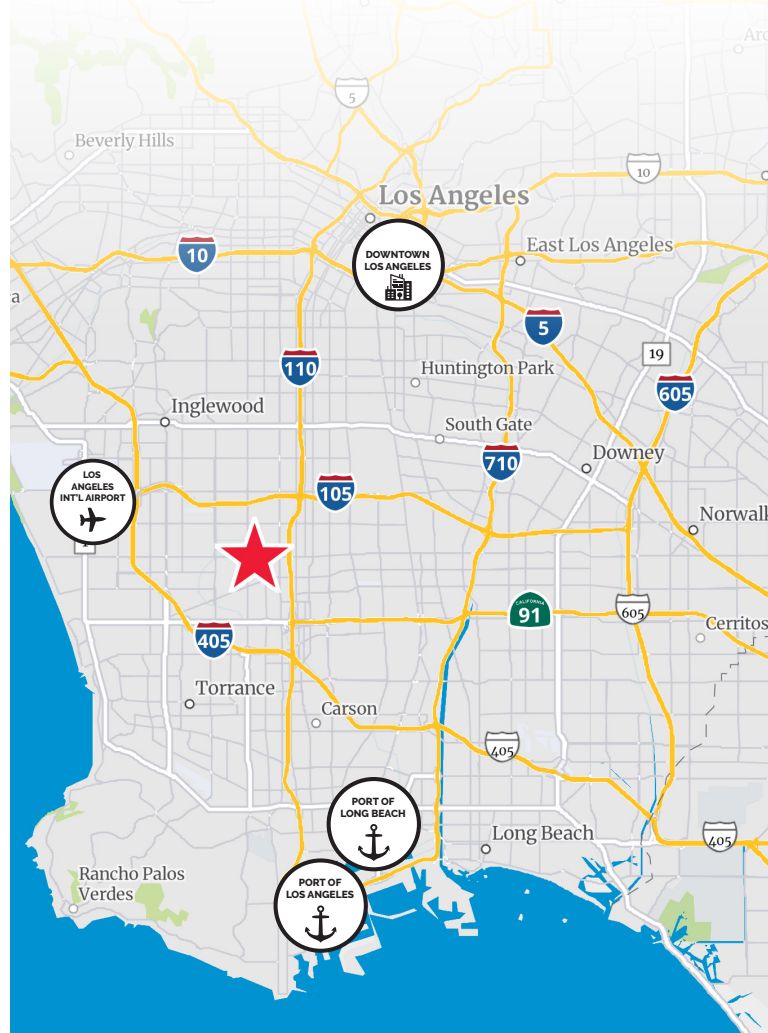
# Property Highlights

- Cross Streets: Rosecrans Ave/S Western Ave
- Building: ± 6,565 SF (aerial measurements)
- Lot: ± 9,443 SF (± 0.22 Acres)
- Yard: Paved, Fenced, Shielded and Gated Yard
- Offices: ± 760 SF (Total Offices)(1st Floor ±340 SF)
- Office Mezzanine: ± 420 SF (2nd Floor # Offices 2)
- Restrooms: 4 (3 downstairs; 1 upstairs)
- Loading: Two (2) Ground Level Doors
- Clearance: ± 14' ± 25'
- Fire Sprinklers: No
- Power: 2 Meters: 1: Does not state Amps ± 240 Volts; 2: ± 225 Amps
  - » (Lessee to verify power with licensed electrician and utility company) Gas: Yes
  - » (Lessee to verify gas with licensed plumber and utility company)
- Parking: ± 4 (estimated)
- Roof: Bow Truss
- Construction: Primary Bldg is Brick. Smaller Dry Storage Bldg is Metal
- Year Built: 1976
- Freezer: ± 2,100 SF (For Sale or For Lease)
  - » Clr: ± 14';
  - » 2 Separate GL Doors &
  - » 2 Separate Chambers;
  - » Degrees ± 17 degrees
- Zoning: GAM2 (Buyer to Verify Zoning / Allowed Uses with City)
- APN: 6102-014-039
- Location: Quick Access to 110, 91, 105, 710 Freeways
- Location: Good Access to the World Ports of Long Beach and Los Angeles
- Location: Quick Access to LAX
- Sublease Term: \*
- **Scenario 1)**
- **Asking Lease Rate: \$10,241.40 (\$1.56 PSF) Industrial Gross with 3% annual rental increases** (This Asking Sublease Rate does not include leasing the Freezer installed by the Sublessor but rather this is the Sublease rate if the Sublessee Purchases the Freezer from the Sublessor) The Freezer will stay in the building, however, the Sublease rent is at a lower rate than Scenario 2 because the Sublessee will purchase the Freezer from the Sublessor. The Sublessor is asking \$350,000 for the purchase of the Freezer. THE SUBLESSEE PREFERS SCENARIO 1 WHICH INCLUDES THE SALE OF THE FREEZER.
- **Scenario 2)**
- **Asking Lease Rate: \$15,624.70 (\$2.38 PSF) Industrial Gross with 3% annual rental increases** (This Asking Sublease Rate includes Sublessee leasing the Freezer that the Sublessor owns and installed in the building)

\* Sublease term through March 31, 2028 with the Sublessee having an option to extend the lease term five (5) years through March 31, 2033. It is noted that the freezer is owned by the Sublessor - not the Master Lessor



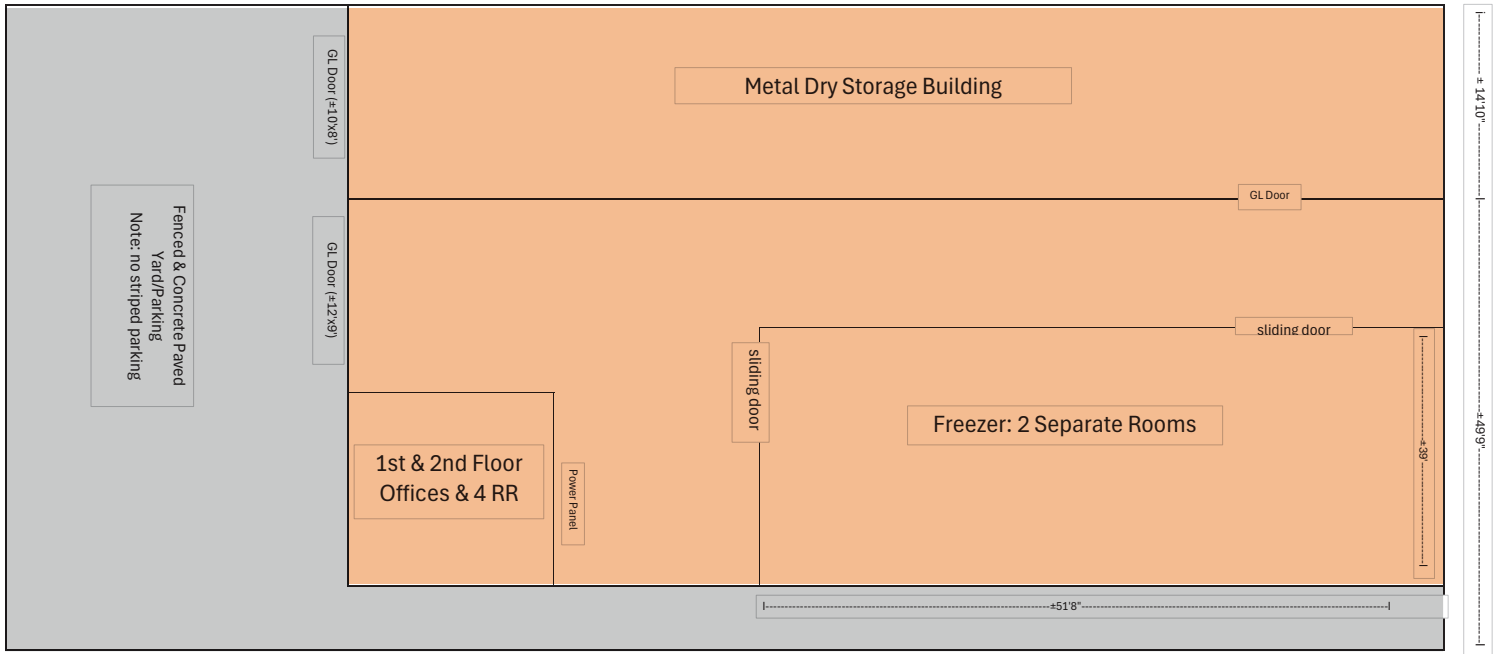
## Road Map



# Property Photos



# Site Plan



Gate

Rosecrans Avenue

Site Plan  
1601 W. Rosecrans Avenue, Gardena, CA.  
Layout Not to Scale and Dimensions are Approximate

Brick Bldg	Offices
Clr ± 14'-25'	1st Floor
Bow Truss Roof	± 340 SF
1 GL Doors	3 RR
Metal Bldg	2nd Floor
Clr TBD	± 420 SF estimated
1 GL	1 RR
	Total Office ± 760 SF Estimated