



For Sale or For Lease  
Industrial Class A

1495 W 139th Street

Gardena, CA



# The Property

## Highlights

- Design Facility & Warehouse
- Property is Currently an APPROVED US Customs Bonded Facility
- 27' - 30' Clear Height
- Secured Yard
- Polished Concrete Slab
- Beautiful, Well Appointed Offices
- Strategic Access to LAX, Ports and Downtown
- Surrounding tenants include Space X, Microsoft, SoFi Stadium and many more
- 33 Parking Spaces
- Complex - Summit Gardena Business Park
- APN - 6102-017-050
- Convenient access to 110,91,105 Freeways

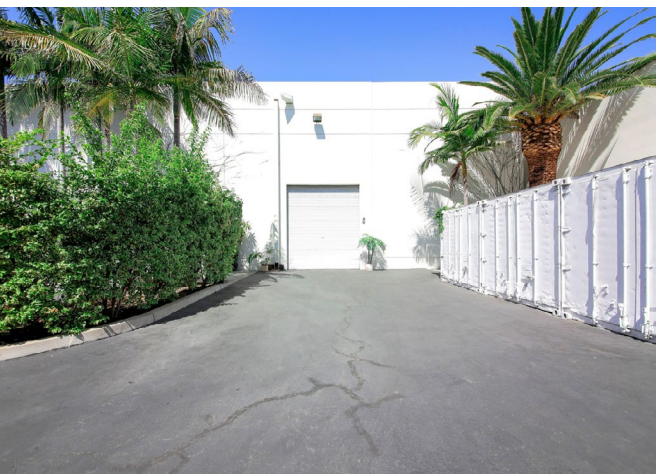


## Financial Overview

Asking Sale Price: \$12,000,000 (\$459.14 PSF)

Asking Lease Rate: \$41,556.24 (\$1.59 PSF) Per Month Industrial Gross

Building SF	±26,136 SF
Land SF	±44,500 SF
Coverage	59%
Acres	±1.02 AC
Construction	Concrete Tilt Up
Built	1999
Class	A
Clear Height	27' - 30'
Office Space	±1,304 SF (4)
Lighting	100% LED (Exterior, Warehouse and Office)
Docks	3
Drive Ins	1
Power	800 Amps 277/480 Volts 3 Phase
Sprinkler System/ Calcs	.60/2,000
Warehouse HVAC	No
Office HVAC	Yes
Zoning	GAM1
Possession	30 Days
Vacant	No





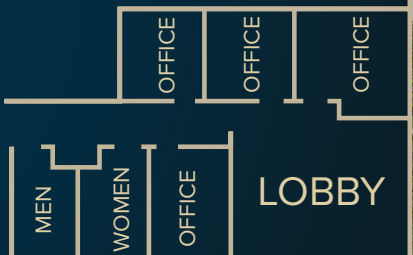
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# WAREHOUSE SIZE

± 25,000 SF

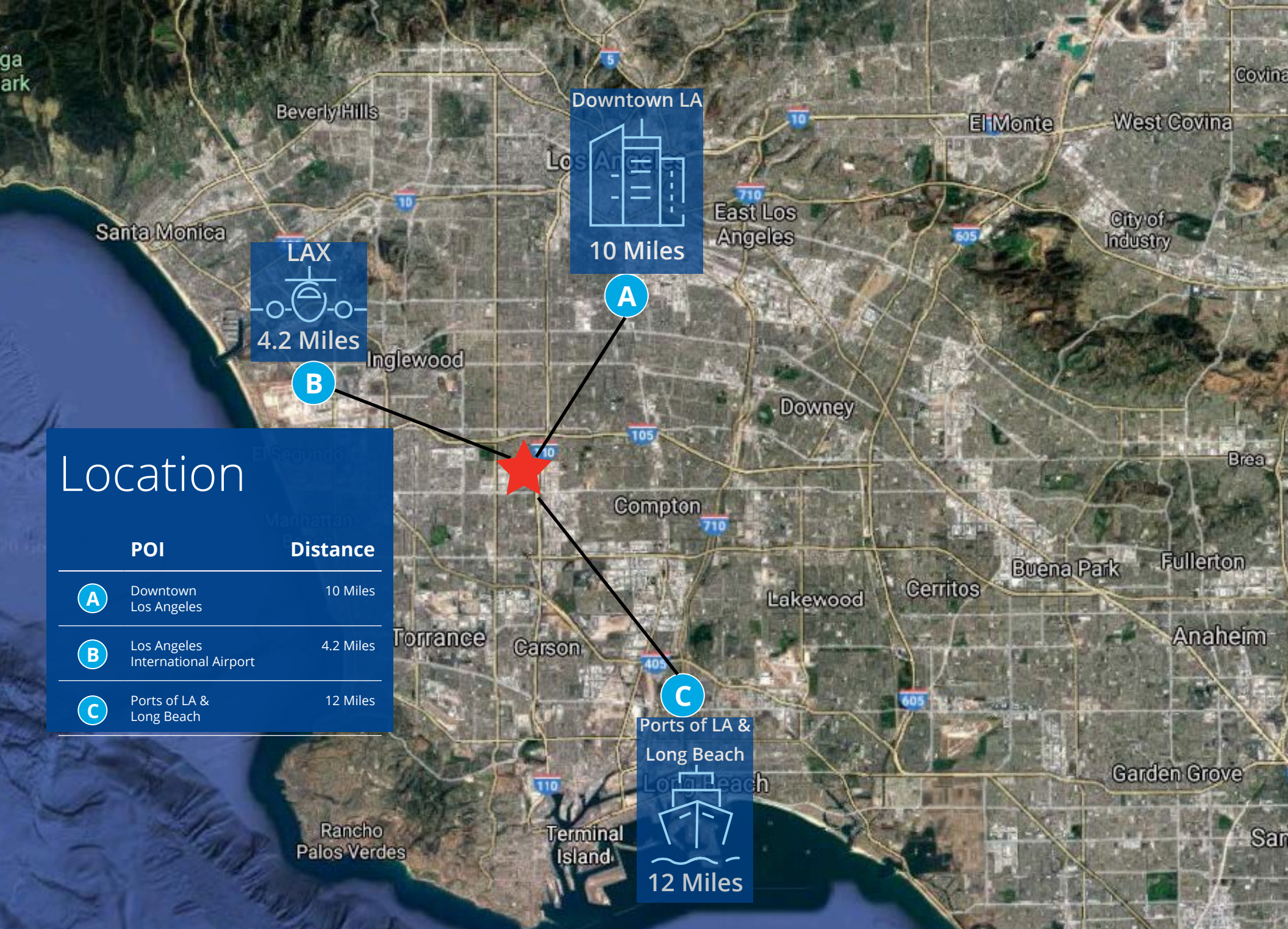
## OFFICE SIZE

± 1,300 SF



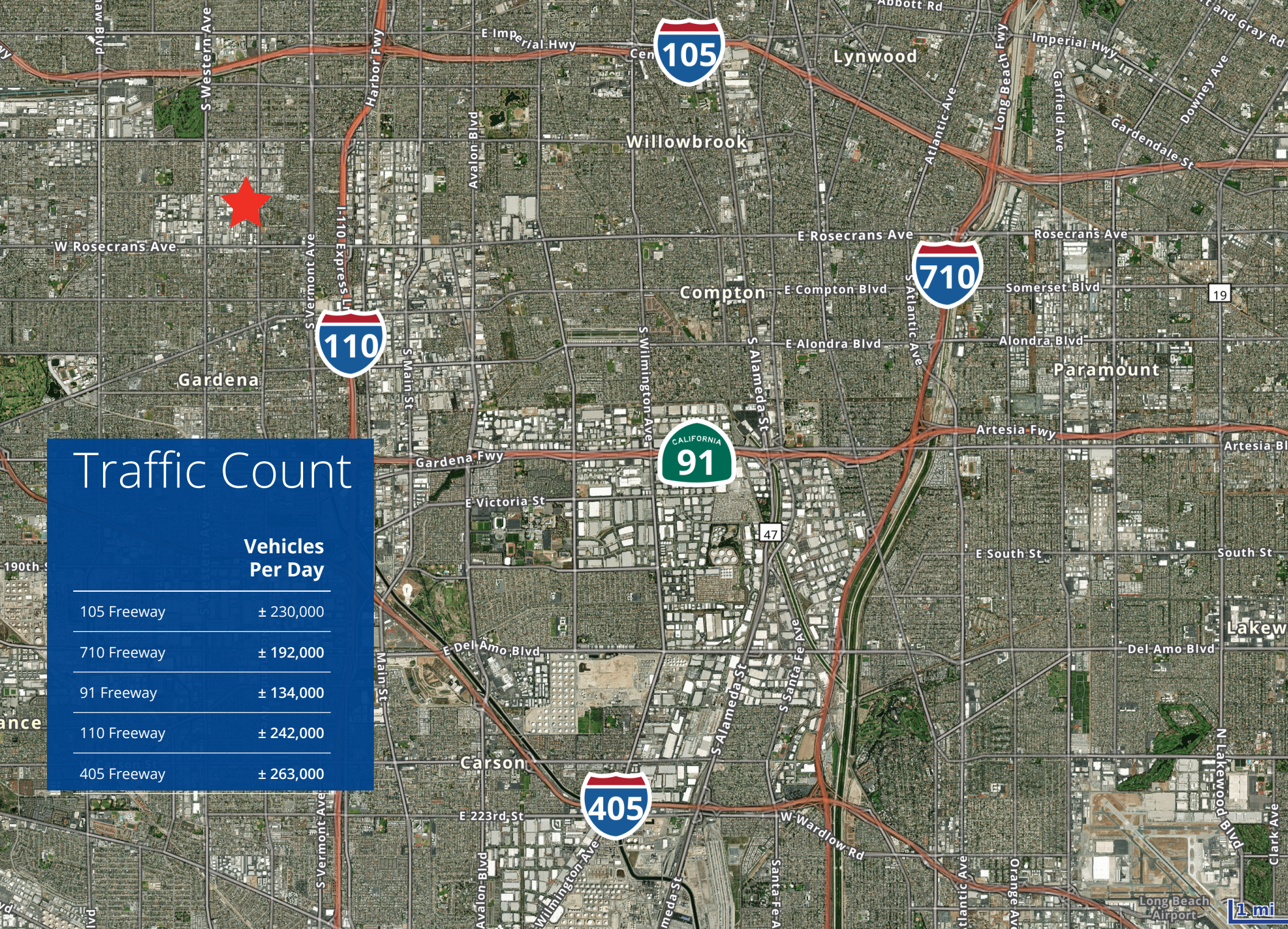
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10X10

10X12



# Location

POI	Distance
A Downtown Los Angeles	10 Miles
B Los Angeles International Airport	4.2 Miles
C Ports of LA & Long Beach	12 Miles



# Traffic Count

## Vehicles Per Day

105 Freeway	± 230,000
710 Freeway	± 192,000
91 Freeway	± 134,000
110 Freeway	± 242,000
405 Freeway	± 263,000



W. Redondo Beach Blvd

Rosecrans Ave

Normandie Ave

W. 139th Street

# Traffic Count

## Vehicles Per Day

Rosecrans Ave	± 38,000
W. Redondo Beach Blvd	± 33,000
Normandie Ave	± 20,000



## Gardena, CA

Gardena is a city located in the South Bay (southwestern) region of Los Angeles County. The city is known for its rich cultural diversity and beautiful landscaping. Gardena is a family-oriented city with many programs to meet the needs of both the family and the single population. The city is proud of its high quality of life.

The City of Gardena was incorporated on September 11, 1930. It combined the rural communities of Gardena, Moneta, and Strawberry Park into a Municipal Corporation, Sixth Class City. At that time Gardena was a small farming community of about 20,000 people. Today Gardena is an active and progressive residential

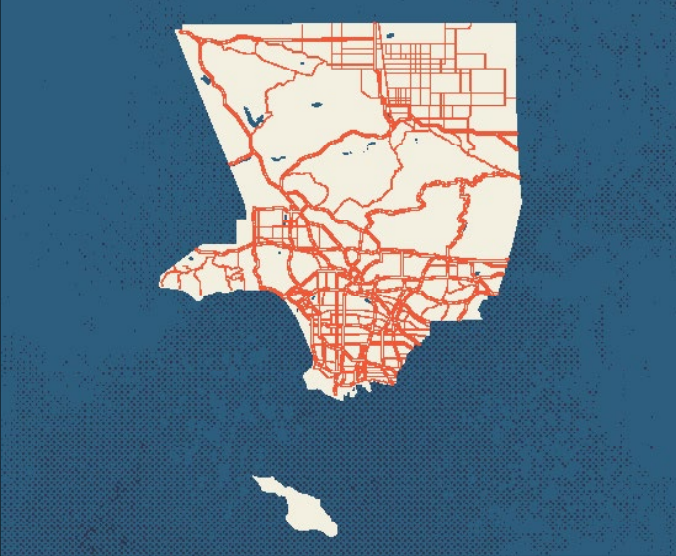
and business community with a city government that prides itself in providing a full range of qualified services to the community.

Gardena is bordered by Athens on the north, the Los Angeles neighborhood of Harbor Gateway on the east and south, Torrance on the southwest, Alondra Park on the west, and Hawthorne on the northwest. Gardena has a large Japanese population helping make the South Bay region of Los Angeles home to the largest concentration of Japanese companies within the mainland United States.

Digital Manga, Nissin Foods, Marukai Corporation U.S.A., and En Pointe Technologies are all headquartered in Gardena.

## Demographics





## Los Angeles Economy

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy. center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.





**Lary Carlton**

Senior Vice President  
+1 562 547 8994  
lary.carlton@colliers.com

**Kyle Degener**

Senior Vice President  
+1 310 321 1850  
kyle.degener@colliers.com

**Amanda DePierro**

Senior Associate  
+1 310 321 1817  
amanda.dipierro@colliers.com

2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245

**colliers.com**

