



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)

Contact us:

Lary Carlton

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

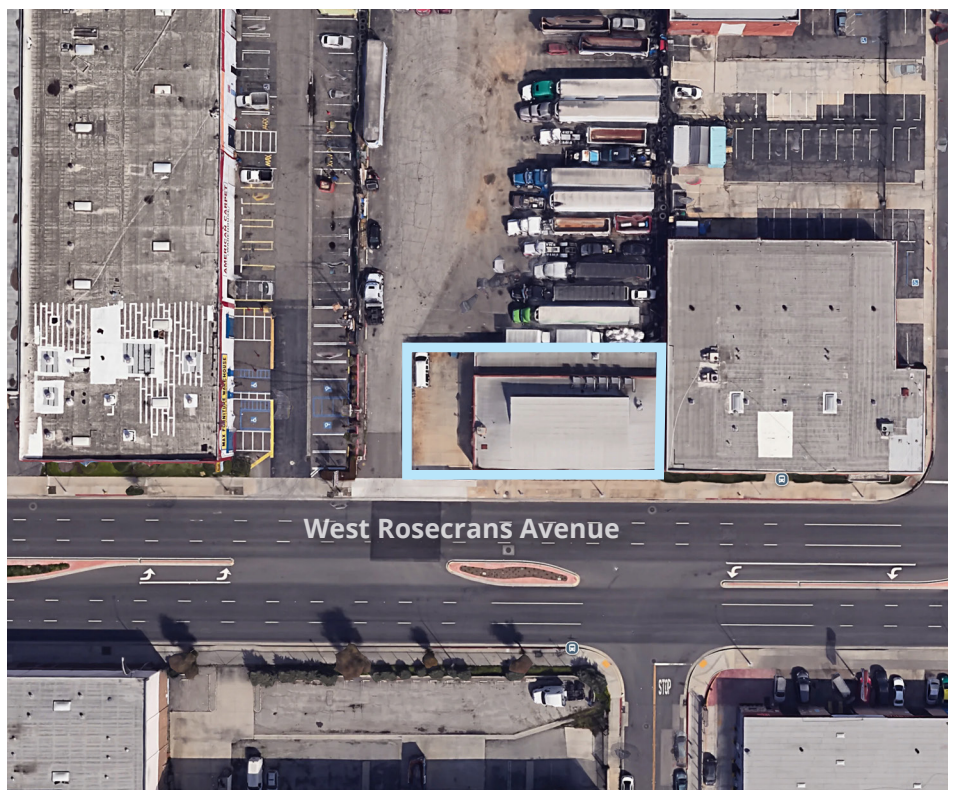
Kyle Degener

Senior Vice President
+1 310 321 1805
kyle.degener@colliers.com

Amanda DePierro

Associate Vice President
+1 310 321 1817
amanda.depierro@colliers.com

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: TBD SF (1st Floor # Offices 2)
- Office Mezzanine: TBD SF (2nd Floor # Offices 2)
- Restrooms: 3 (2 downstairs; 1 upstairs)
- Loading: Two (2) Ground Level Doors
- Clearance: ± 14'6" - 16'
- 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: Brick
- 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 and 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

