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For Lease

# 25,000 SF SINGLE TENANT INDUSTRIAL BUILDING

200 W. 146th Street, Los Angeles County, Gardena



Gary Blau  
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10020 National Blvd., Ste. B  
Los Angeles, CA 90034



**CommercialPropertyGroup**  
INDUSTRIAL AND COMMERCIAL REAL ESTATE

## 200 W. 146th Street, Los Angeles County, Gardena

- Centrally located between LAX Airport and Ports of Los Angeles and Long Beach
- Multiple ground level loading positions (including 3 shared DH doors)
- Clear span space with 18' clear and fire sprinkler system
- Immediate access to four major freeways: I-110, I-105, SR-91 and I-405
- Building signage opportunity for branding, plus fenced, paved and secured yard area
- Extremely well-maintained asset with above standard, state-of-the-art office improvements



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## PROPERTY DETAILS

### RENTAL RATE

\$1.25 psf, Gross

### RENTABLE SQUARE FEET

25,000

### OFFICE

2200 SF Office

Layout includes: 7 private offices,  
open bullpen space, mezzanine,  
4 restrooms

### LAND

46,000 SF

### CLEAR HEIGHT

18'

### 4 GROUND LEVEL LOADING DOORS\*

1 8 X 8

3 12 X 14

\* Potential for 3 dock high loading positions

### YEAR BUILT

1966

### MAIN POWER

400 amps / 277-480 volts / 3 phase / 4 wire

### PARKING

23

### ZONING

LCM2



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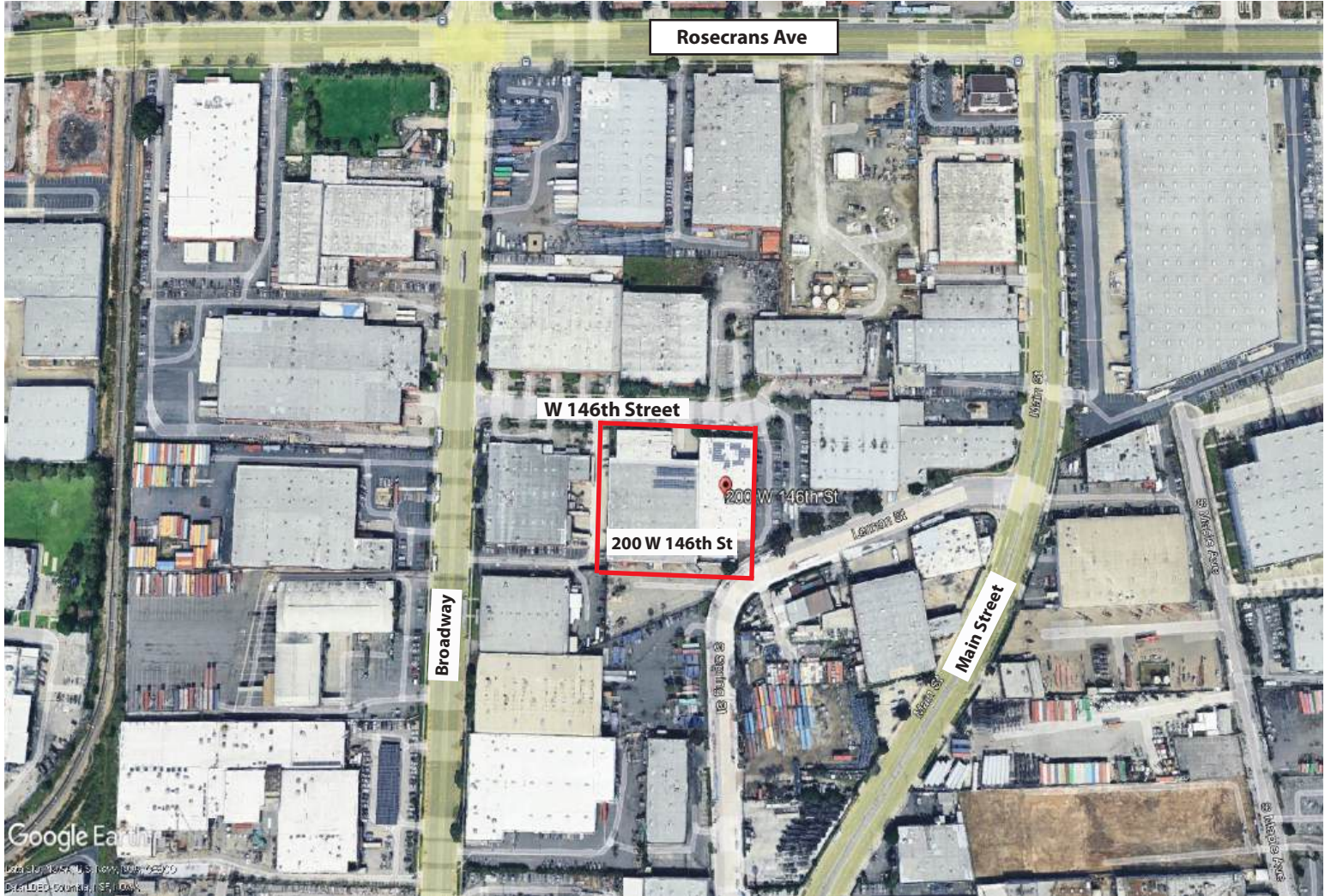
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BIRD'S EYE VIEW



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## AERIAL VIEW



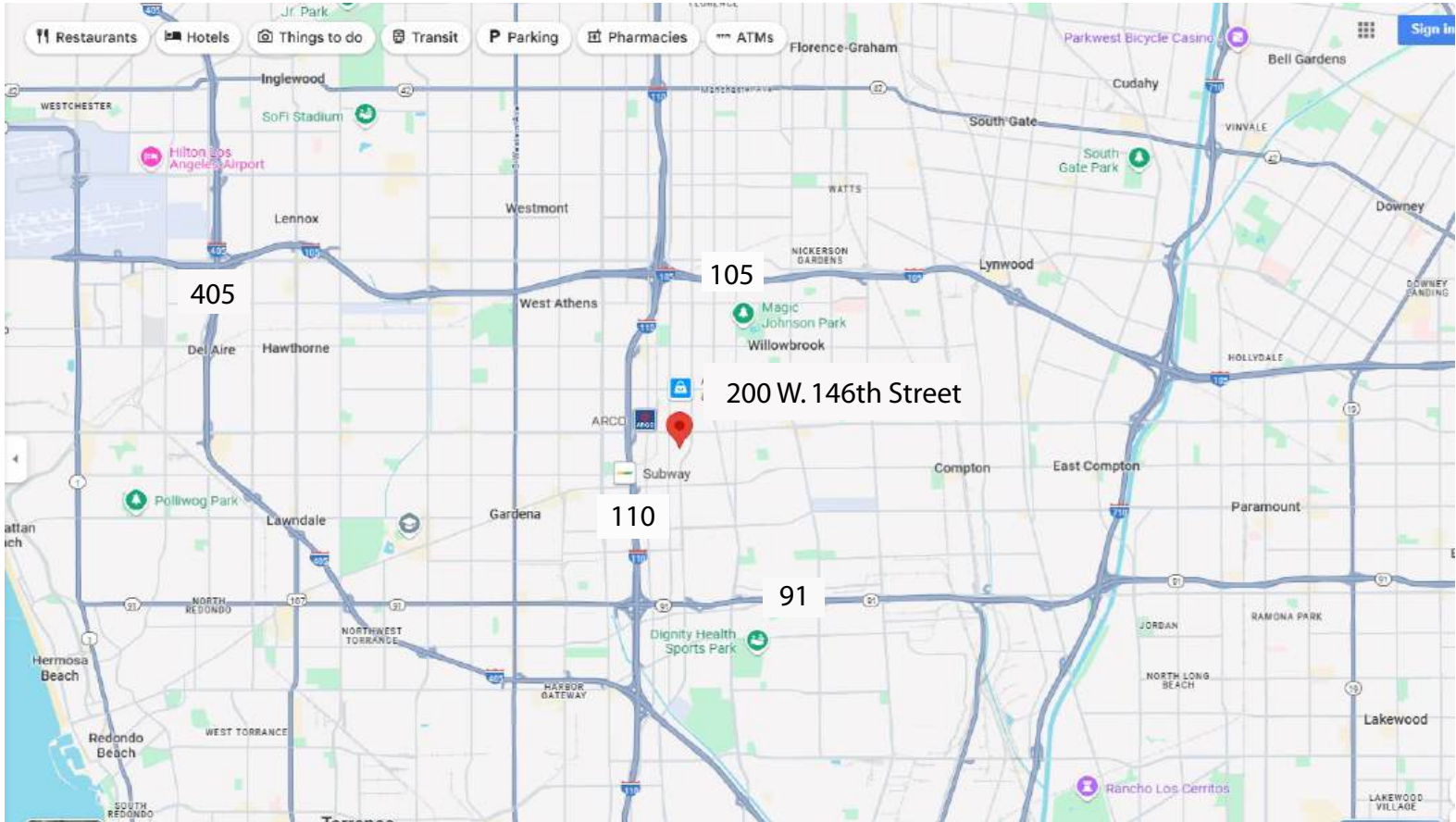
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## LOCATION MAP



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