

GARDENA INDUSTRIAL W/ LARGE YARD

1541 W 132 ST, GARDENA, CA 90249

FOR LEASE



SHARPLINE COMMERCIAL PARTNERS | 515 S. FLOWER STREET • 18TH FLOOR • LOS ANGELES, CA 90071 | 213.266.3333 • SHARPLINECP.COM | DRE #02021488

Represented by:

BARBARA ARMENDARIZ

President & Founder

CalDRE #01472088

213.266.3333 x404

barbara.armendariz@sharplinecp.com

KEVIN HERRON

Vice President

CalDRE #01770438

213.266.3333 x403

kevin.herron@sharplinecp.com



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PROPERTY FEATURES

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INDUSTRIAL PROPERTY FOR LEASE



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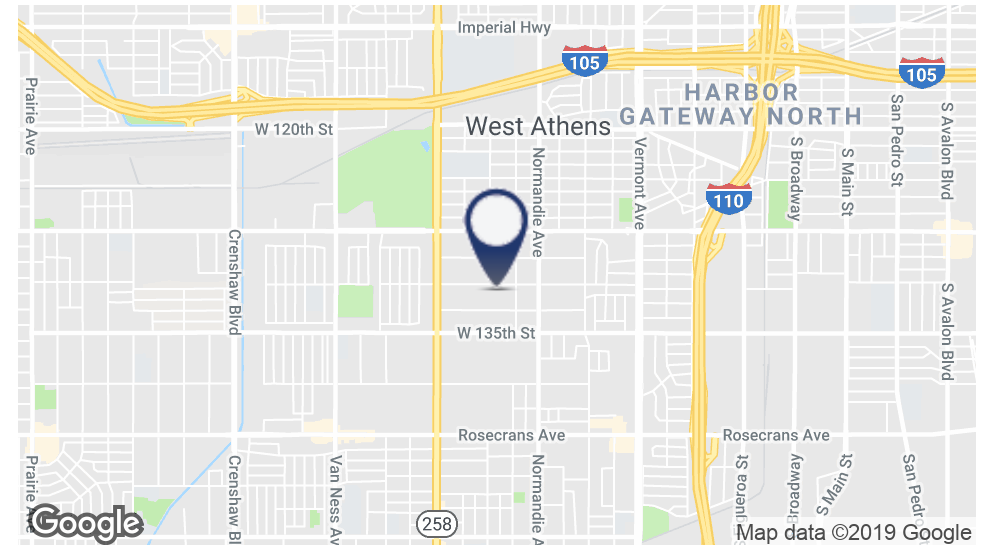


LOCATION OVERVIEW

Strategically located about one mile west of the I-110 and approximately one mile south of I-105.

PROPERTY HIGHLIGHTS

- Large secured yard
- Heavy power
- Divisible - various sizes available
- Easy access to I-110 and I-105



OPPORTUNITY

Available SF:	± 4,000 - 29,913 SF
Lease Rate:	Negotiable
Lot Size:	59,527 SF
Building Size:	± 29,913 SF
Year Built:	1979
Zoning:	GAM1
Cross Streets:	Between Normandie Ave and El Segundo Blvd

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ADDITIONAL PHOTOS

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	1 Mile	1.5 Miles	2 Miles
Total Population	23,100	60,957	120,269
Population Density	7,353	8,624	9,571
Median Age	32.9	33.3	33.3
Median Age (Male)	32.6	32.4	32.0
Median Age (Female)	33.1	34.0	34.3
Total Households	7,298	19,820	39,753
# of Persons Per HH	3.2	3.1	3.0
Average HH Income	\$54,185	\$54,087	\$53,139
Average House Value	\$369,784	\$409,100	\$421,449



* Demographic data derived from 2010 US Census

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