

1135

# N STANFORD AVENUE

LOS ANGELES • CA 90059

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

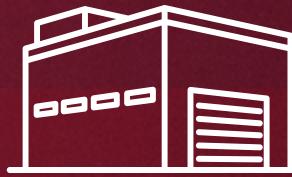
TEAM CLINE

**FOR LEASE**  
**±18,314 SF OF INDUSTRIAL SPACE**

# PROPERTY HIGHLIGHTS



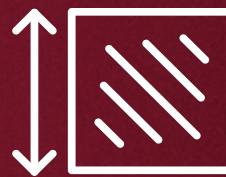
Located in the Gardena/North Compton industrial corridor, 1135 N Stanford Avenue offers  $\pm 18,314$  SF of functional warehouse space with 22' clear height, three ground-level doors, and  $\pm 1,000$  SF of office. The property features a fenced and paved yard, sprinklered warehouse, and flexible layout well suited for manufacturing, distribution, or storage users. The space is available for lease with an option to purchase, with additional yard area available, and provides convenient access to the 110, 105, and 91 Freeways, as well as the ports and LAX.



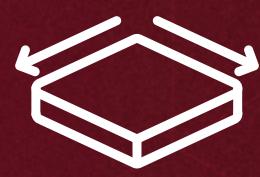
Great Value  
Warehouse



Open to Lease with  
Option to Buy



Great Clear Height for  
Manufacturing Building



Larger Yard Area  
Available for Additional  
Amount

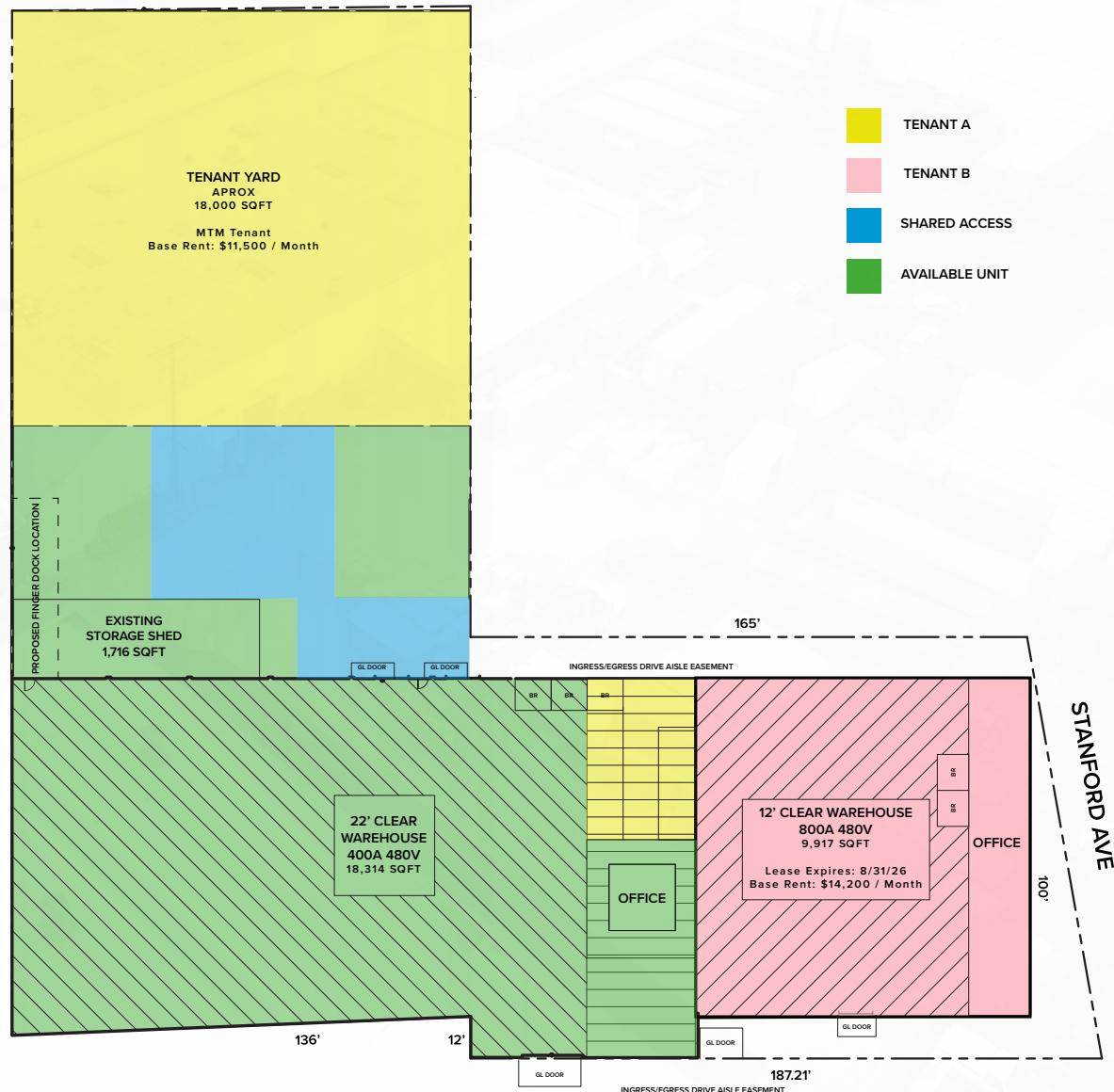


Entire Property Available for Sale

# PROPERTY SITE PLAN

## PROPERTY INFORMATION

Available SF	±18,314 SF
Prop Lot Size	POL
Office Size	±1,000 SF
APN	6134-018-044 & 6134-018-063
Zoning	MH
Year Built	1972
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	2
Clear Height	22'
GL Doors	3
Sprinklered	Yes
Power	A: 400 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Gardena/North Compton

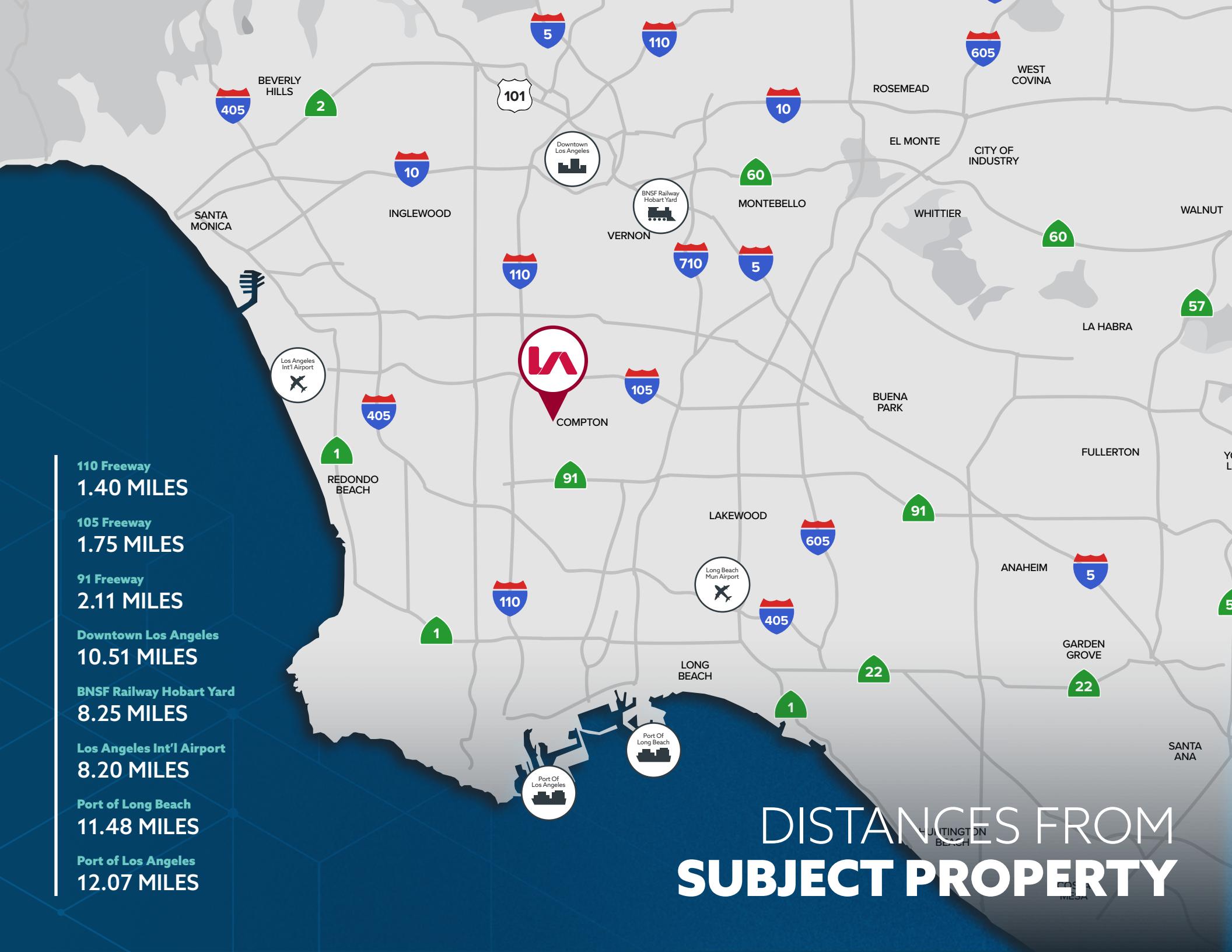


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

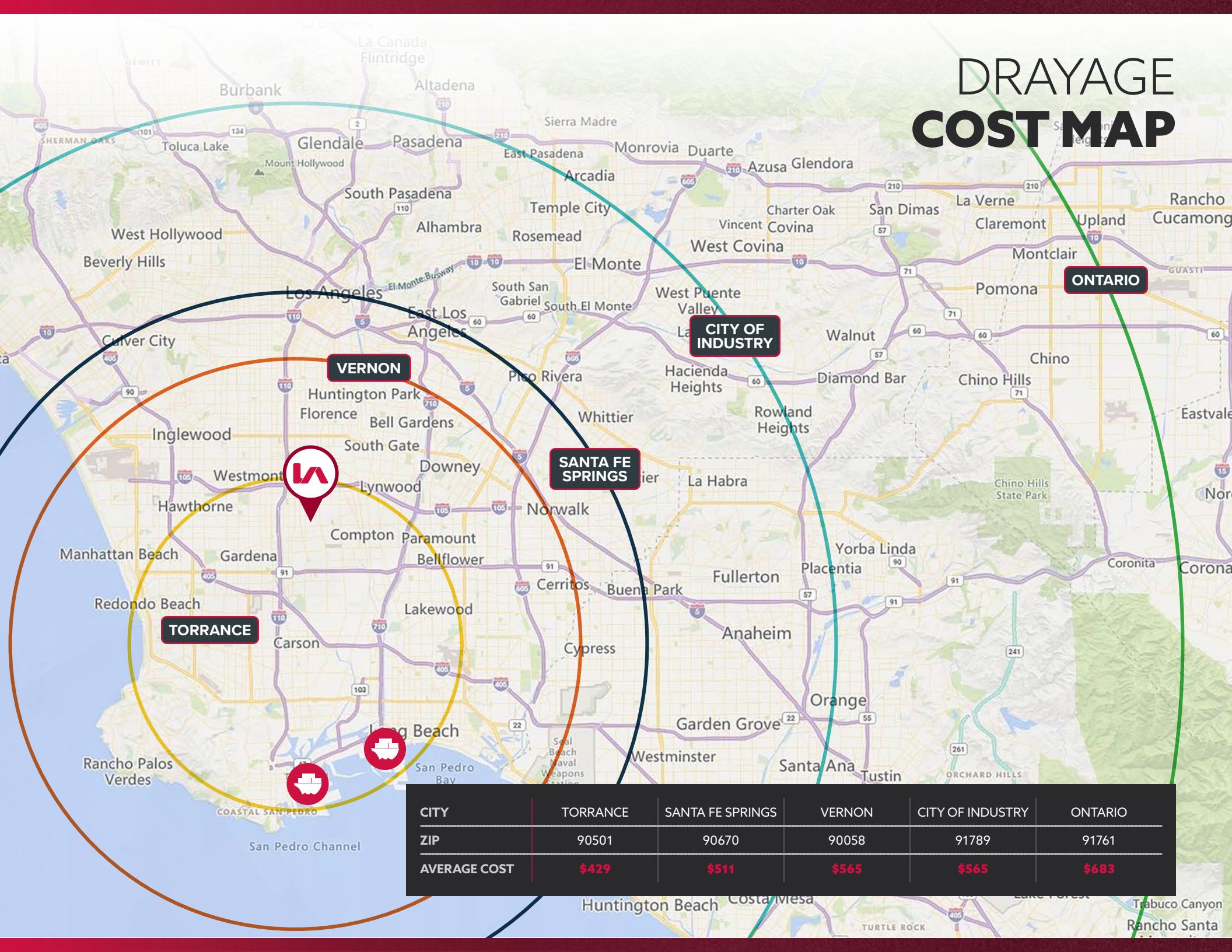


# PROPERTY AERIAL





# DRAYAGE COST MAP





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AVENUE**  
LOS ANGELES • CA 90059

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.