

1848-1850 W 144TH ST

6,312 SF INDUSTRIAL *FOR SALE/FOR LEASE*



PROPERTY HIGHLIGHTS

6,312 SF building

10,991 SF lot

Large fenced and paved yard with electric gate

800 amps/3 phase

Two ground level loading doors (10'x10')

Height to 19'

Ten floor drains

Close to 110, 105, and 405 freeways

Seller financing possible

30% Down, 6.5%, 4 Years / Submit

STEPHAN KTORZA

310.909.6409 | stephan.ktorza@kidder.com

LIC N° 01758229

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



1848-1850 W 144TH ST



PROPERTY OVERVIEW

ADDRESS	1848-1850 W 144th St Gardena, CA 90249
AVAILABLE	6,316 SF
CONSTRUCTION	Masonry, frame and stucco
MIN. CLEAR HEIGHT	11'
OFFICES	1,065 SF
PARTITIONS	Owner may remove excess partitions (submit offer)
RESTROOMS	Two
PARKING	Seven (7) spaces
YEAR BUILT	1960
ZONING	C3 (indus. use "grandfathered in"), occupancy permit req.

\$1.748M

SALE PRICE
(\$277.00/SF)

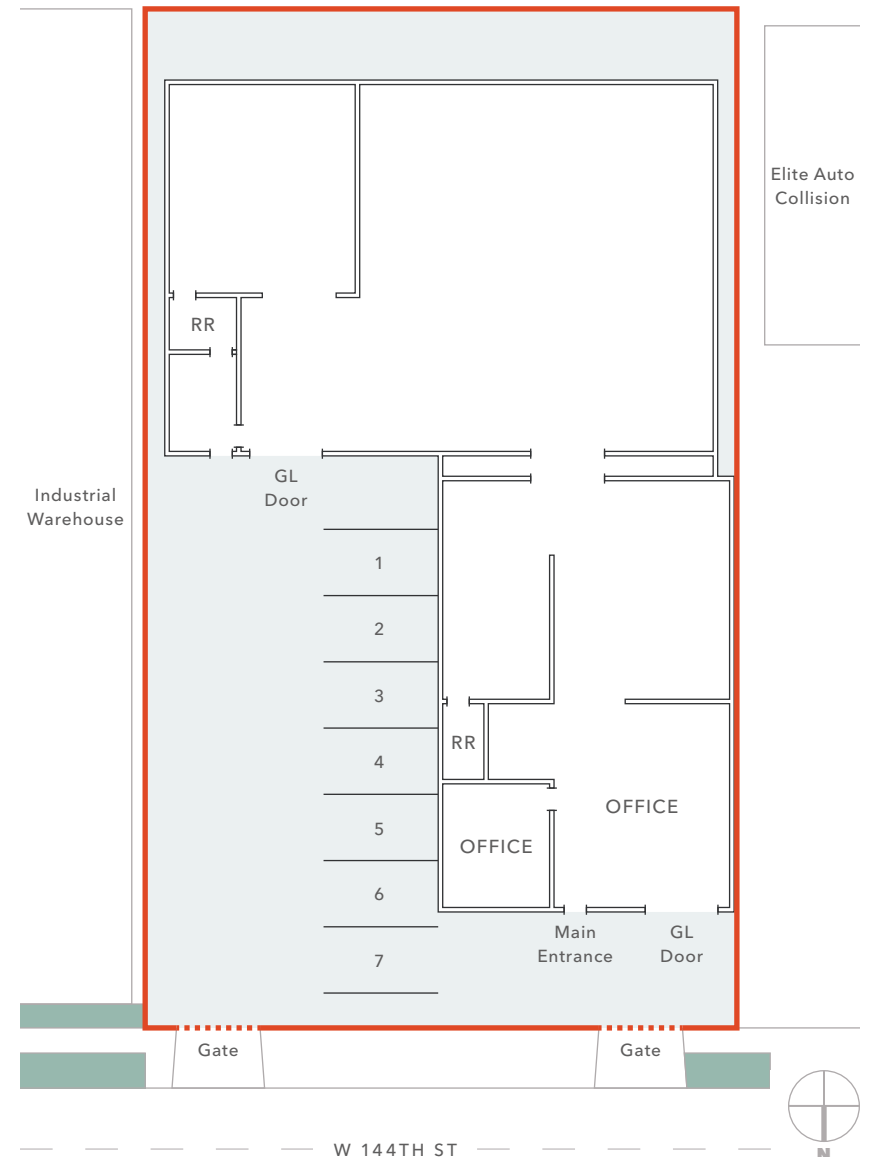
\$8,500

LEASE RATE/MONTH
(\$1.35/SF) GROSS -
NO CAM CHARGE

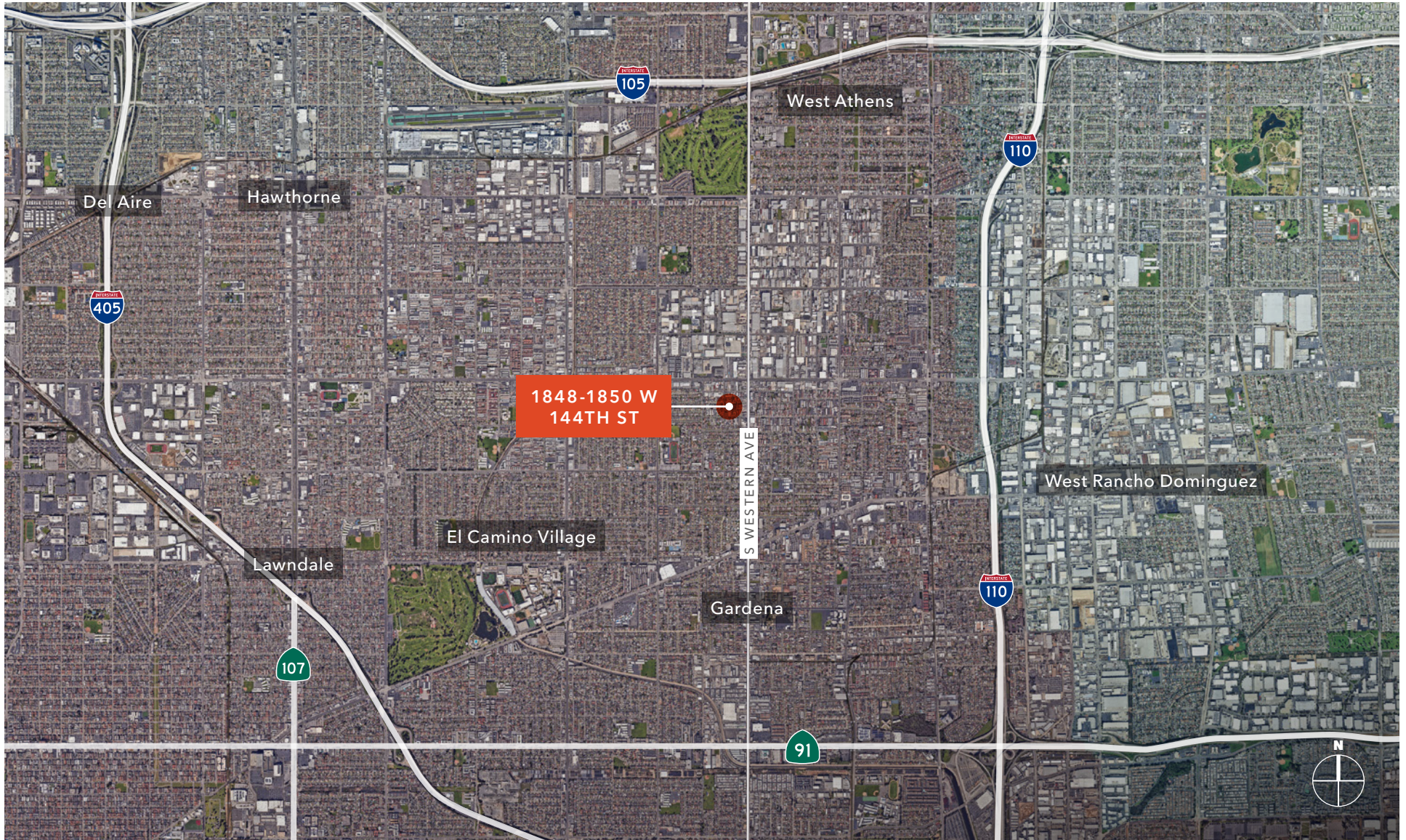
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





1848-1850 W 144TH ST



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

