



**1600 W 135th St**  
Gardena, CA 90249

**TEAM  
CONDON**  
alexia • brittany • connor • erica  
jacob • kevin • kylie • mckenna  
mike • pete • scott



**CUSHMAN &  
WAKEFIELD**

<b>BUILDING SIZE:</b>	190,860 SF
<b>LOT SIZE:</b>	8.46 AC
<b>ZONING:</b>	M2
<b>CLEAR HEIGHT:</b>	36'
<b>OFFICE SF:</b>	10,000 SF (Expandable)
<b>AUTO PARKING:</b>	85 (trailer stalls can be converted to auto parking stalls)
<b>DOCK DOORS:</b>	22
<b>GRADE LEVEL:</b>	2
<b>TRAILER PARKING:</b>	47
<b>POWER:</b>	1,200 AMPS; Expandable to 4,000 AMPS
<b>SPRINKLERS:</b>	ESFR
<b>DIMENSIONS:</b>	350' x 512'
<b>COLUMN SPACING:</b>	52' x 60'
<b>EV CHARGING STATIONS</b>	On Site



**ESG**  
Conscious Project



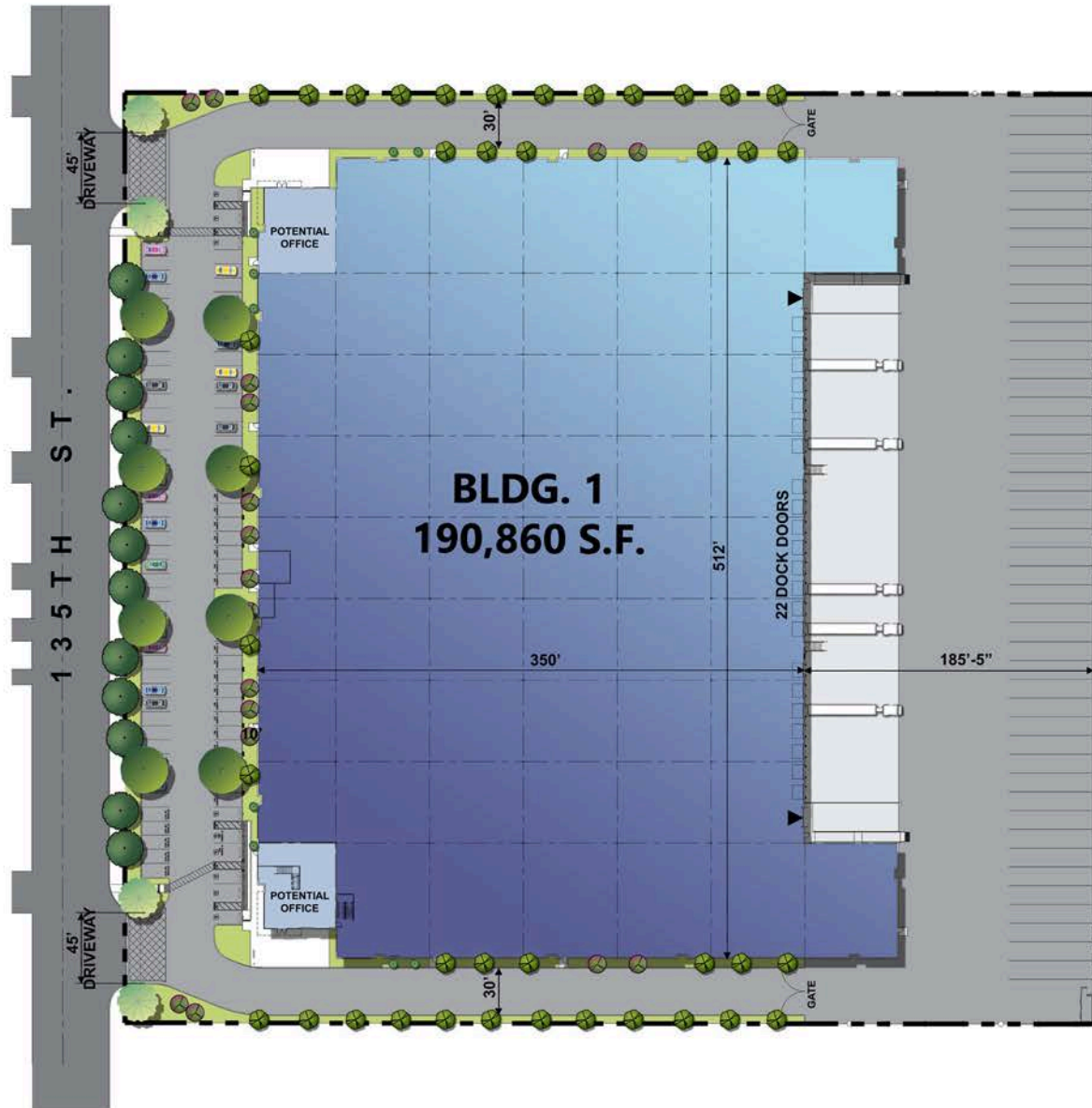
**36'**  
Clear  
Height



**PARKING**  
185' Yard  
Provides for 47  
Trailer Stalls



**LOCATION**  
9.5 miles to Port of  
LA & Long Beach  
5 miles to LAX



**CONTACT INFORMATION:**

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**OMP**  
 TEAM  
**CONDON**

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