



FOR LEASE

1,600 SF Industrial Unit
\$1,520 Per Month (\$0.95/SF) Gross

The Business Center at Pacific Gateway

1109 W. 190th Street, Unit H, Los Angeles, CA



Features

Available Square Footage	1,600
Land Square Footage	Part of Larger
Office Square Footage	165
Parking	1.5/1,000
Dimensions	Verify
Loading	1 (10' x 12') Ground Level Door
Minimum Ceiling Clearance	14'
Power	100 Amps, 120/280 Volts
Sprinkler System	None
Year Built	1964
Construction	Brick
Zoning	LAMR1

Highlights

Owner Pays CAM Charges & Trash Removal
Frontage on High Traffic Corridor
Excellent Pacific Gateway Location

Accessibility

Miles to:	
Los Angeles International Airport	8.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.0
Immediate access to:	
405, 110, 710 and 91 Freeways	
Retail, Restaurants and Support Services	



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