



# FOR LEASE

1109 W. 190th Street, Unit K, Los Angeles, CA 90248  
The Business Center at Pacific Gateway

± 1,600 SF Industrial Unit

\$2,880/Month (\$1.80/SF) Gross



## 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'x12') Ground Level Door
Minimum Ceiling Clearance	14'
Power	100 Amps, 120/240 Volts
Sprinkler System	No
Year Built	1964
Construction	Brick
Zoning	LAMR1

## HIGHLIGHTS

Trash Removal Fee \$32.00/Month  
Frontage on High Traffic Corridor  
Excellent Pacific Gateway Location

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	13.8
Long Beach Airport	15.9
Los Angeles & Long Beach Ports (both)	13.7

### IMMEDIATE ACCESS TO

405, 110, 710 and 91 Freeways



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