



15151 PRAIRIE AVE

LAWDALE, CA

3,988 SF
INDUSTRIAL BUILDING
\$1.8M

EXECUTIVE SUMMARY

This striking 3,988 square-foot (plus extra 300 sq ft of mezzanine and enclosed space) industrial warehouse offers a rare opportunity to acquire a highly functional South Bay commercial asset with exceptional visibility along the heavily traveled Prairie Avenue corridor. Featuring a versatile 75/25 warehouse-to-office configuration, the property is ideally suited for light industrial, logistics, creative workspace, automotive, distribution, or service-oriented businesses seeking both functionality and image.

The warehouse space features approximately 25-foot ceilings, a 13-foot grade-level roll-up loading door, polished concrete floors, and an open-span layout designed for efficient operations and flexible use. A mezzanine area provides additional storage or workspace potential. Approximately 25% of the building is built out as office space, complete with two private restrooms and kitchenette, creating a turnkey environment for owner-users or investors alike.

Positioned on a 5,773 square-foot lot, the property also includes dedicated on-site parking with three front parking spaces and excellent street frontage for signage and exposure. Strategically located in the supply-constrained Lawndale industrial submarket, the property offers outstanding connectivity to the 405 Freeway, LAX, the South Bay, and the greater Los Angeles port and logistics network.



3,988 SF
BUILDING



25'
CLEAR HEIGHT



13'
ROLL-UP DOOR



300 SF
MEZZANINE



4 SPACES
PARKING

PROPERTY FACTS

Sale Type	Investment or Owner User
Sale Conditions	Ten Thirty One Exchange
Price	\$1.8M
Property Type	Industrial
Property Subtype	Warehouse Warehouse Manufacturing Service
Building Height	2 Story
Building Size	3,988 SF
Building FAR	0.70
Building Class	B
Percent Leased	100%
Tenancy	Single
Land Acres	0.13 AC
Year Built	1961
Parking	4 Spaces (1 Space per 1,000 SF Leased)

AMENITIES

- Air Conditioning

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