

CBRE - El Segundo

2221 Rosecrans Ave, El Segundo, CA 90245 | 310-363-4900

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

Available SF 58,225 SF Industrial For Lease Building Size 58,225 SF



Address: 14434-14527 S San Pedro St, Gardena, CA 90248

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Const Status/Year Blt:

Parking Spaces: 340

A: 3000* V: 277/480 0: 3 W: 4

Cross Streets: S San Pedro St/E Rosecrans Ave

Premier Transload Warehouse Distribution Facility 58,225 SF Building Situated on ±7.7 Acres 21 Dock High Positions (4 with Pit Levelers) 2 Secured Fenced Yards

ESFR

TILT UP

No

Existing / 2025

/ Ratio: 5.8:1/

Warehouse/Distribution

3 / (2) 12'x15'; (1) 9'x10'

21 / (9) 9'x10'; (4) 12'x15'

28'

 Lease Rate/Mo:
 TBD

 Lease Rate/SF:
 TBD

 Lease Type:
 NNN

 Available SF:
 58,225 SF

 Minimum SF:
 58,225 SF

 Prop Lot Size:
 7.71 Ac / 335,905 SF

Term: Acceptable to Owner

Sale Price: NFS
Sale Price/SF: NFS

Taxes:

Yard: Fenced/Paved Zoning: M2-IP

Listing Company: CBRE - El Segundo

Agents: <u>Greg Dyer 310-363-4953, Tres Reid 310-363-4948</u>

Listing #: 40888018 Listing Date: 03/25/2025 FTCF: CB000N000S000/AOAA

Notes: Lessee to verify all building/yard specifications. APN: 6129-010-058 & 6137-002-001. **3,000 Amp Capacity - call for details.** Call broker for commission information.

CBRE

AIRCR Powered by MOODY'S

2,715 SF / 7

Heat & AC

0 SF

No

Nο

Now

Yes

Call broker

Gardena/North Compton

6129010058,6137002001

0 SF



Site Plan

14434 - 14527 San Pedro Street





Leasing Contacts

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BUILDING	LAND
58,225 SF	335,905 SF
PARCEL 1	PARCEL 2
231,918 SF	103,987 SF
5.21 AC	2.39 AC





