



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

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

Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	2,715 SF / 7
Lease Rate/SF:	TBD	Clear Height:	28'	Restrooms:	5
Lease Type:	NNN	GL Doors/Dim:	3 / (2) 12'x15'; (1) 9'x10'	Office HVAC:	Heat & AC
Available SF:	58,225 SF	DH Doors/Dim:	21 / (9) 9'x10'; (4) 12'x15'	Finished Ofc Mezz:	0 SF
Minimum SF:	58,225 SF	A: 3000* V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	7.71 Ac / 335,905 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2025	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	340 / Ratio: 5.8:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
Zoning:	M2-IP			APN#:	6129010058,6137002001
Listing Company:	CBRE - El Segundo				
Agents:	Greg Dyer 310-363-4953 , Tres Reid 310-363-4948				
Listing #:	40888018	Listing Date:	03/25/2025	FTCF:	CB000N000S000/AQAA
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.				

