



ZACUTO GROUP
COMMERCIAL REAL ESTATE

GATED INDUSTRIAL WAREHOUSE



1245 W. EL SEGUNDO BOULEVARD
GARDENA, CALIFORNIA

SALE

Details

1245 W. EL SEGUNDO BLVD

GARDENA, CALIFORNIA 90247

PRICE

\$2,966,400

PPSF (BUILDING)

\$225/SF

LOT SF

19,528 SF

BUILDING SF

13,184 SF

LEASE RATE

\$1.25/SF IG

PARKING

13 spaces

POWER

800A/120 - 240V 3P 4W Heavy

YEAR BUILT

1989

APN

6089-031-021

LISTING TEAM



CHASE COHEN

Director

818.914.9331

chase@zacutogroup.com

DRE #02032851

BENJI GRIBNAU

Vice President

858.337.4991

benji@zacutogroup.com

DRE #02069968

FUNCTIONAL INDUSTRIAL FOOTPRINT

±13,184 SF warehouse building situated on approximately .30 acres, offering an efficient layout for light industrial, storage, or distribution.

STRATEGIC GARDENA LOCATION

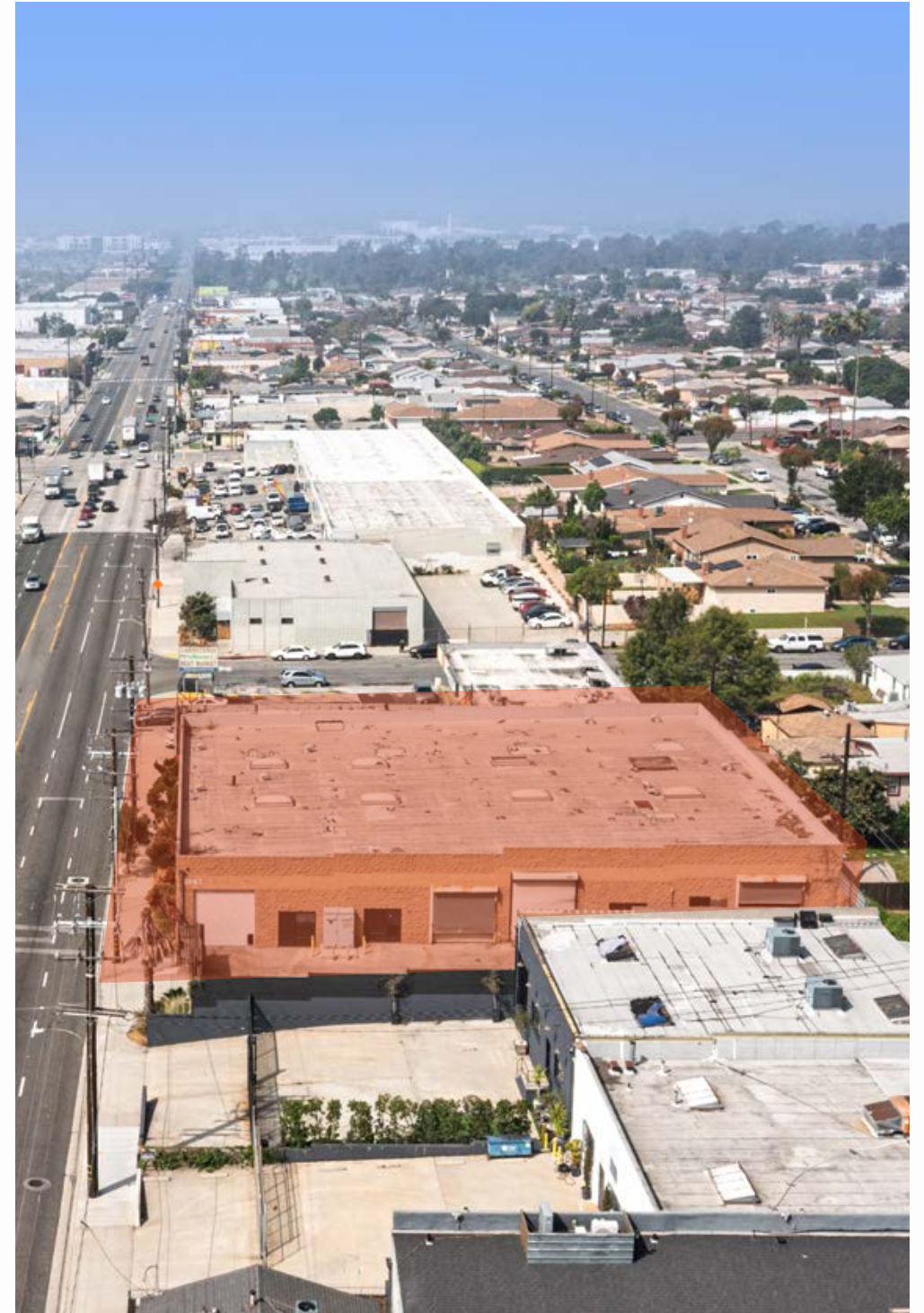
Positioned in the highly sought-after Gardena industrial submarket, known for its central access to major freeways and proximity to key logistics hubs, making it ideal for last-mile distribution and service-oriented industrial users.

FLEXIBLE ZONING & USE POTENTIAL

C-M / industrial zoning allows for a variety of uses including warehouse, light manufacturing, and mixed-use industrial applications, increasing tenant and buyer demand.

INFILL INDUSTRIAL SUPPLY CONSTRAINTS

Located in a dense infill market with limited new industrial supply & strong surrounding population base, supporting long-term rent growth and asset appreciation fundamentals.



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4 MIN DRIVE TO FREEWAY ENTRANCE! -----

(JUNCTION TO  ± 2 MIN OR SO)



EL SEGUNDO BLVD

**STRATEGIC LOCATION
NEAR THE 110/105**

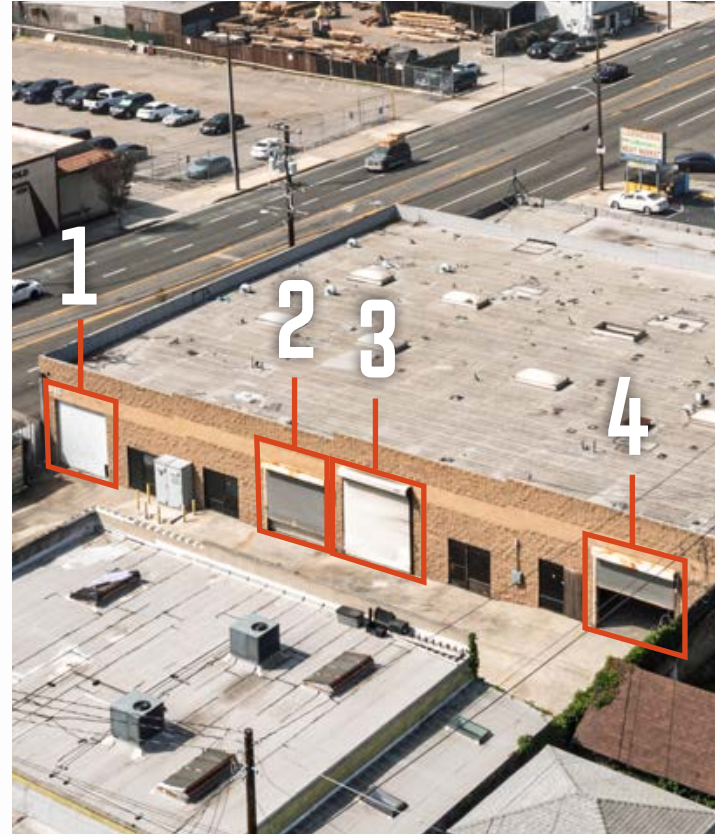
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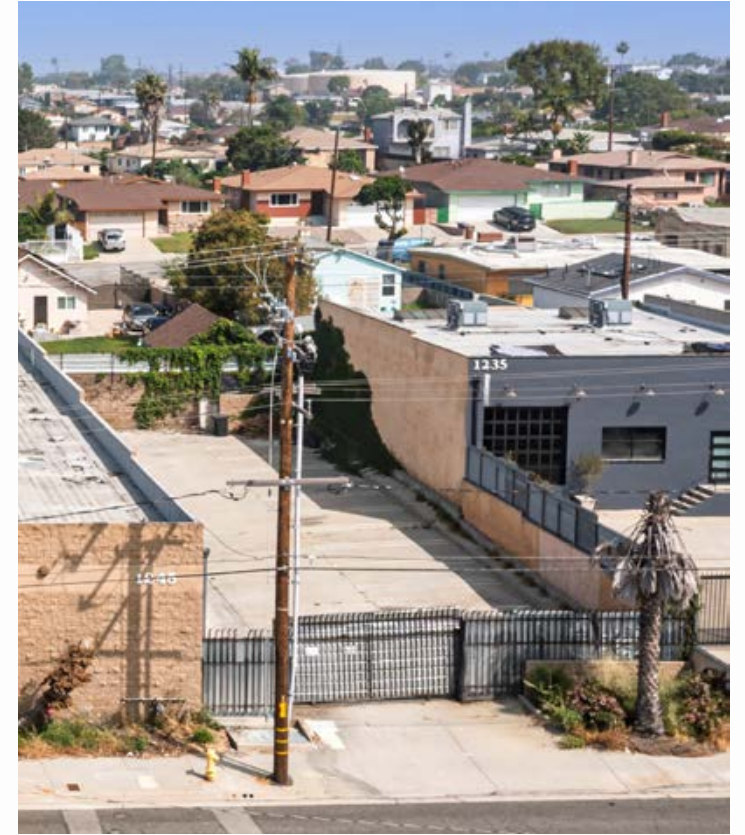
STRATEGIC GARDENA LOCATION

Central access to major freeways + near key regional logistics & distribution hubs.



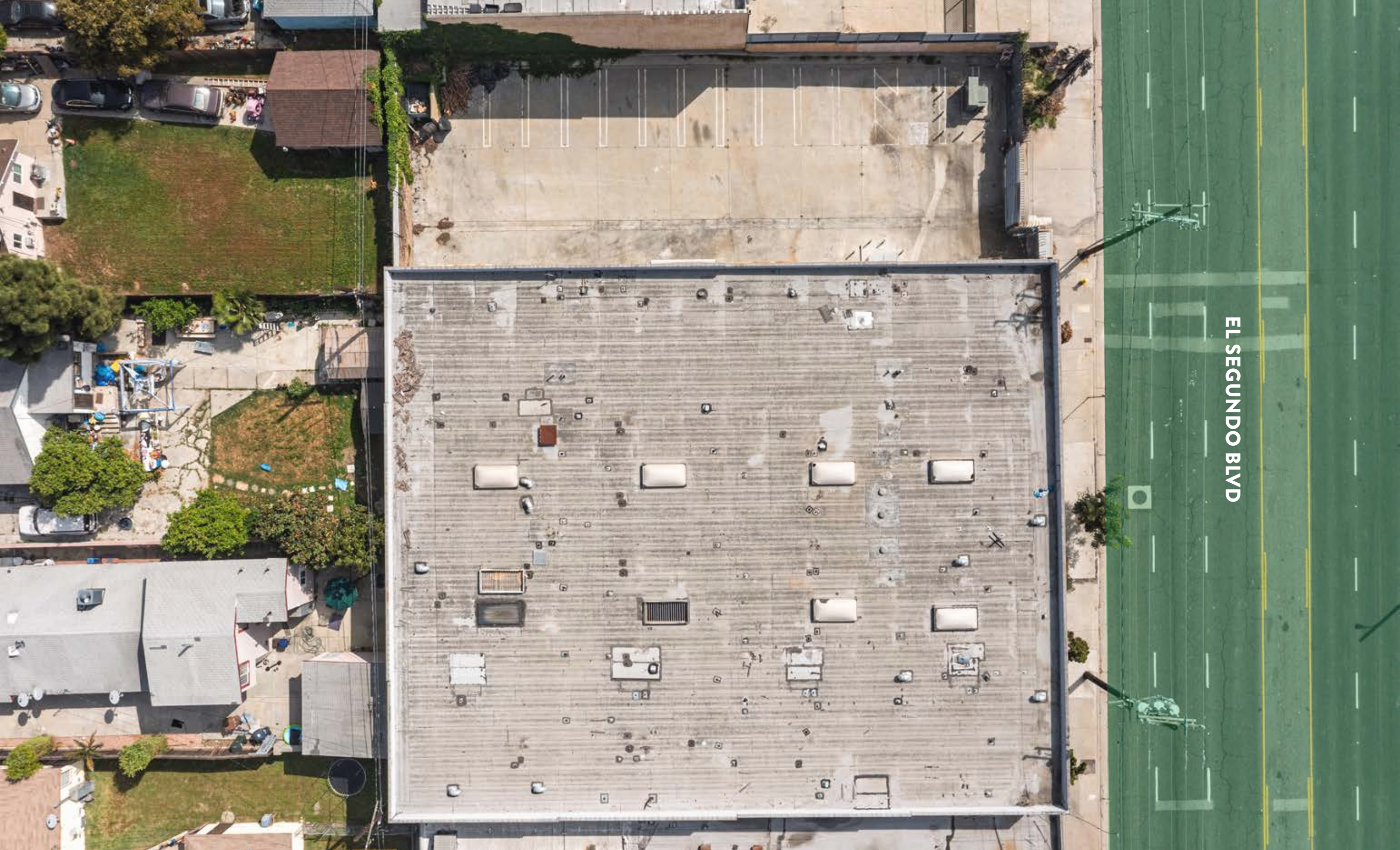
GL ROLL UP LOADING DOORS

4 GL roll up door for delivery and loading



GATED & SECURE WITH ON SITE PARKING

Fully gated facility with 13 striped on-site parking spaces.



EL SEGUNDO BLVD

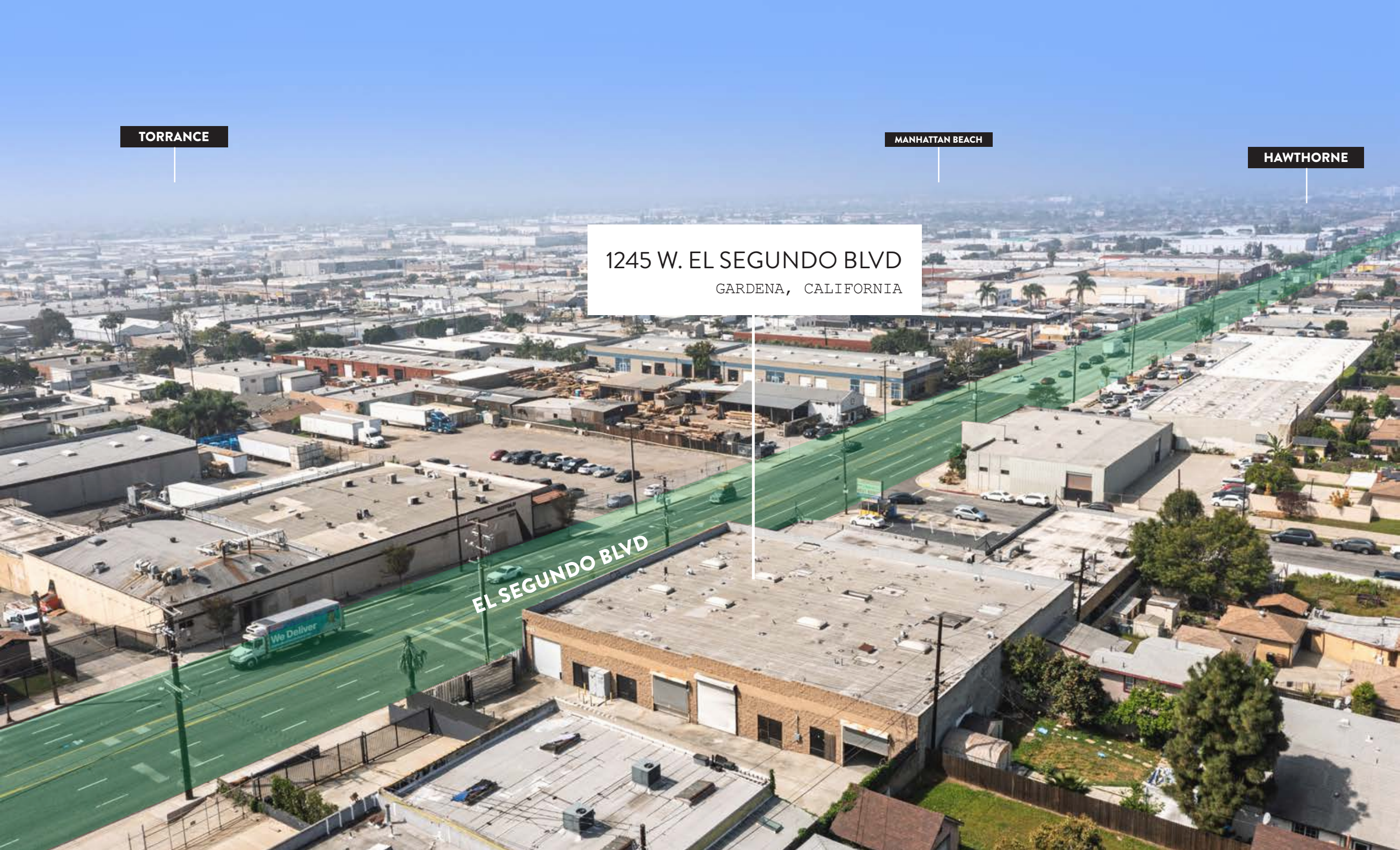
TORRANCE

MANHATTAN BEACH

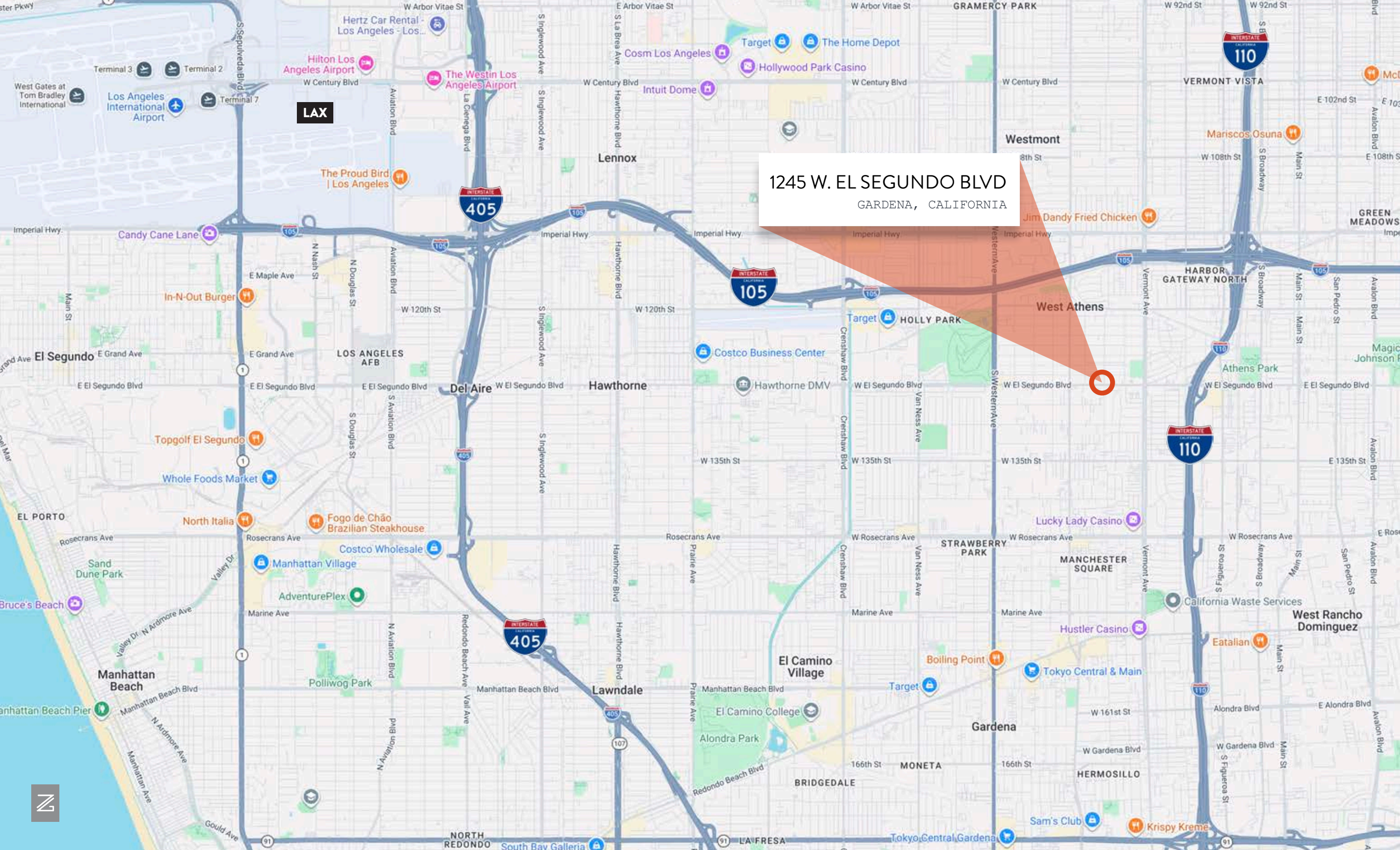
HAWTHORNE

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