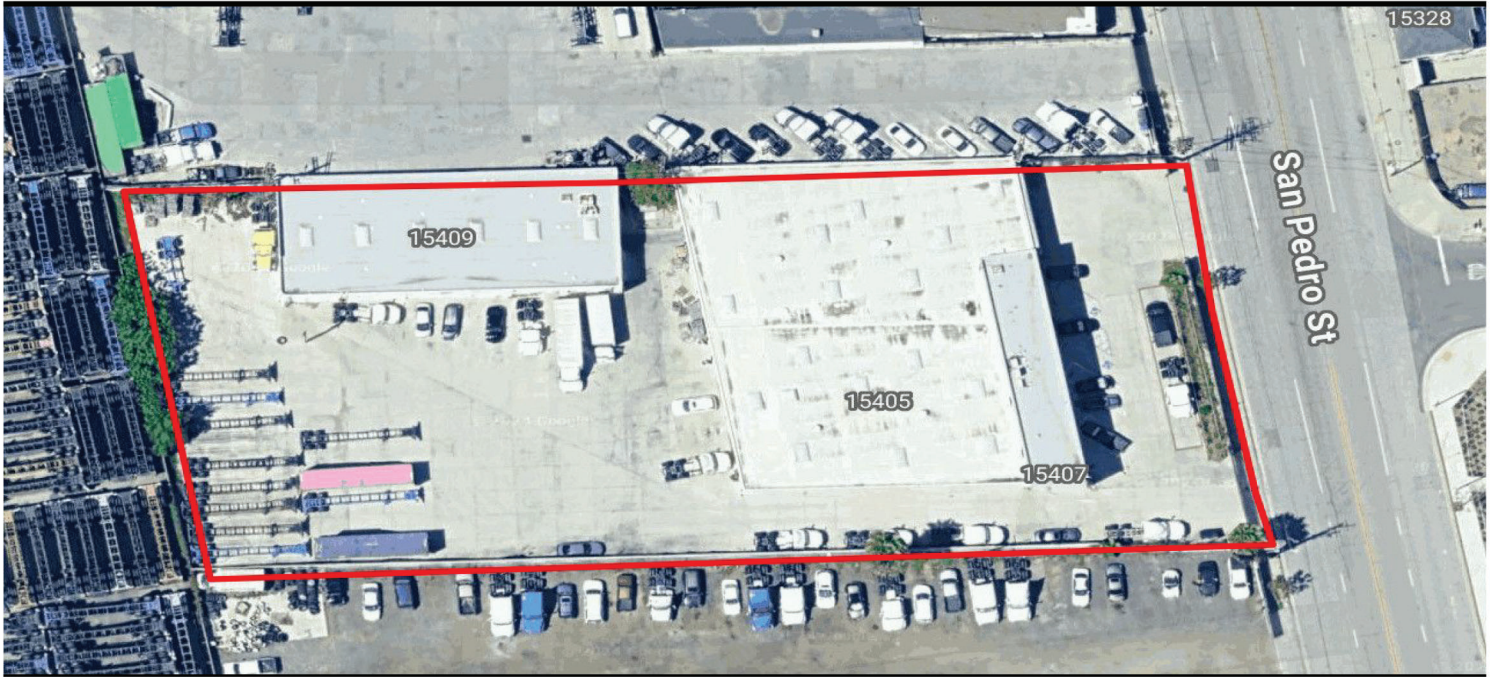


Available SF 24,500 SF

Industrial For Lease & For Sale

Building Size 24,500 SF



Address: 15401 S San Pedro St, Gardena, CA 90248
Cross Streets: San Pedro St/Redondo Beach Blvd

Low Coverage Industrial Site
 Large, Excess Concrete Yard Area
 2 Buildings (18,500 Sf & 6,000 Sf)
 Building Completely Refurbished in 2016

Lease Rate/Mo:	\$45,570	Sprinklered:	No	Office SF / #:	2,300 SF
Lease Rate/SF:	\$1.86	Clear Height:	13'	Restrooms:	6
Lease Type:	Net / Op. Ex. \$0.30	GL Doors/Dim:	6	Office HVAC:	Heat & AC
Available SF:	24,500 SF	DH Doors/Dim:	3	Finished Ofc Mezz:	1,750 SF
Minimum SF:	24,500 SF	A: 2000 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1963R16	Include In Available:	No
Sale Price:	\$9,110,815.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$371.87	Parking Spaces: 25 / Ratio: 1.0:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M2-IP			APN#:	6129021043

Listing Company: The Klabin Company
Agents: [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)
Listing #: 41624141 **Listing Date:** 12/17/2024 **FTCF:** CB250N000S250/A0AA
Notes: Three (3) DH positions via interior truck well, 62' indented. Unincorporated LA County location. Buyer/Lessee to verify all information contained herein.



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