



**Address:** 14815 S Broadway, Gardena, CA 90248  
**Cross Streets:** Broadway/Crown Vista Dr

Includes 33,140 SF Ground Level Building  
 Building Footprint Can Be Reduced  
 Distributed Power, Airlines, and Floor Drains  
 Easy Access to 110/91/405 Freeway  
 Unincorporated LA County - No Business License

<b>Lease Rate/Mo:</b>	\$44,817	<b>Available Acres:</b>	1.84 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.56	<b>Available SF:</b>	80,031 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M2-IP
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	33,140 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	2-7 Years	<b>Yard:</b>	Yes	<b>Electric:</b>	Yes	<b>Market Area:</b>	Gardena/North Compton
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>	Yes	<b>APN:</b>	6129002016
<b>Sale Price:</b>	NFS						

**Listing Company:** The Klabin Company  
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**Listing #:** 687a8b6baf8ecc1464523465 **Listing Date:** 07/18/2025 **FTCF:** CB250N000S000/AOAA

**Notes:** Lessee to verify all information contained herein. 26,000 SF of Warehouse & 7,000 SF of well-appointed offices. Planned demo and refurbishment to be completed prior to lease. Not subject to Green Zone restrictions.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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