

Address: Cross Streets: 15000 S Broadway, Gardena, CA 90248 S Broadway/W Compton Blvd

Corner Location Unincorporated LA County - No Business License Tax Includes 2 Private Fenced Yards Dock High and Ground Level Loading

 Sale Price:
 \$9,958,916.00

 Sale Price/SF:
 \$226.00

 Available SF:
 44,066 SF

Prop Lot Size: 1.76 Ac / 76,666 SF

Taxes:

Yard: Fenced / Paved

Zoning: M-2

 Sprinklered:
 Yes

 Clear Height:
 13' - 18'

 GL Doors/Dim:
 4

 DH Doors/Dim:
 3

 A: 400 V: 480 0: 3 W: 4

Construction Type: Masonry
Const Status/Year Blt: Existing / 1963

Whse HVAC: No

No

Rail Service:

Specific Use: Warehouse/Distribution

Office SF / #: 3,060 SF / 8

Restrooms:

Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF

Include In Available:NoPossession:COEVacant:Yes

To Show: Call broker

Market/Submarket: Gardena/North Compton

APN#: 6129-008-043

Listing Company: The Klabin Company

Agents: <u>Matt Stringfellow 310-329-9000, Courtney Bell 310-329-9000</u>

Listing #: 43415518 Listing Date: 09/22/2025 FTCF: CB00000S250/A0AA

Notes: Buyer to verify all information contained herein.

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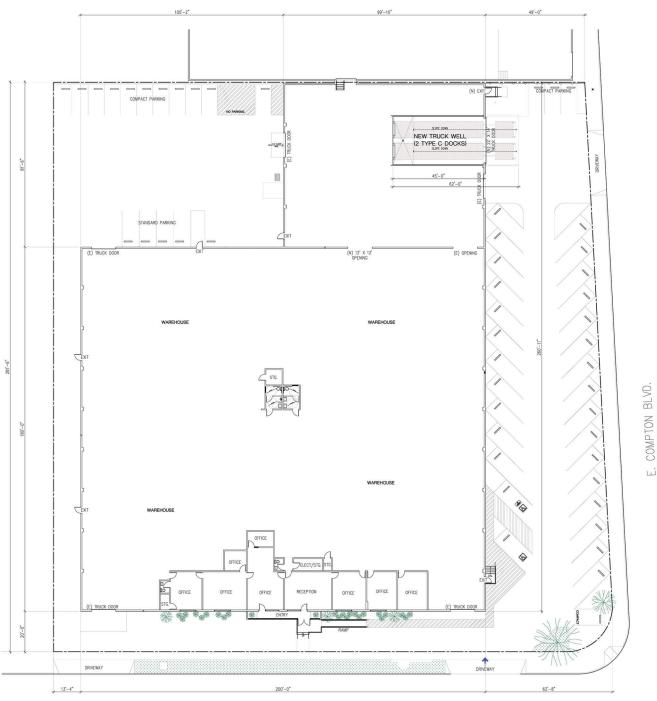
KLABIN.COM

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BROADWAY ST.

