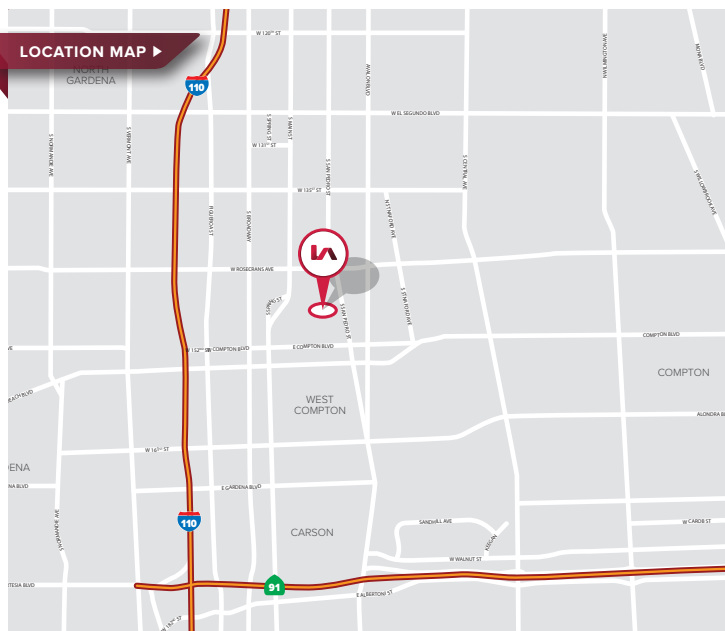


**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND
15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS ►

- Rare Fenced, Paved, & Secure Yard
- Unincorporated LA County Zoning
- Close Proximity to 110, 405, 91, & 105 Freeways
- 15 Miles from the Ports
- ±1,800 SF Office Building on Site

ASKING SALE PRICE ► \$10,999,375.00 or \$125 PLSF

FOR MORE INFORMATION, PLEASE CONTACT ►

JAKE POXON
Executive VP & Partner | LIC ID 01968984
jpoxon@lee-associates.com
323.767.2055

DAVID BRANDT
Executive VP & Partner | LIC ID 00999100
dbrandt@lee-associates.com
323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P. 323.720.8484 | F. 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ►



FOR MORE INFORMATION, PLEASE CONTACT ►

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P: 323.720.8484 | F: 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ▶



FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P: 323.720.8484 | F: 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ▶



FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P: 323.720.8484 | F: 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ►



FOR MORE INFORMATION, PLEASE CONTACT ►

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P. 323.720.8484 | F. 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ▶



FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P. 323.720.8484 | F. 323.720.8474

LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS ▶



FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P: 323.720.8484 | F: 323.720.8474

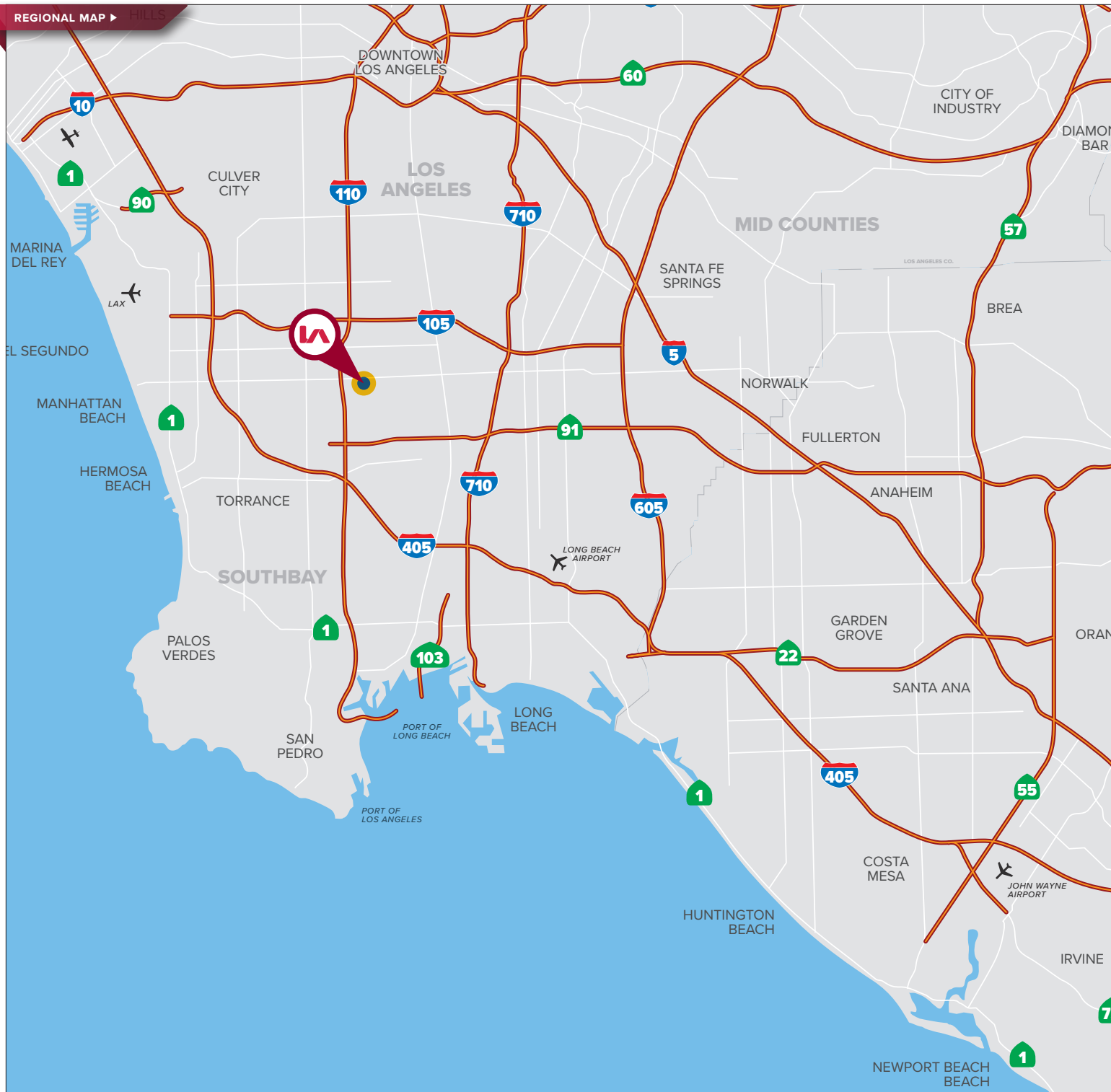
LEE-ASSOCIATES.COM

**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND

15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT ▶

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P: 323.720.8484 | F: 323.720.8474

LEE-ASSOCIATES.COM

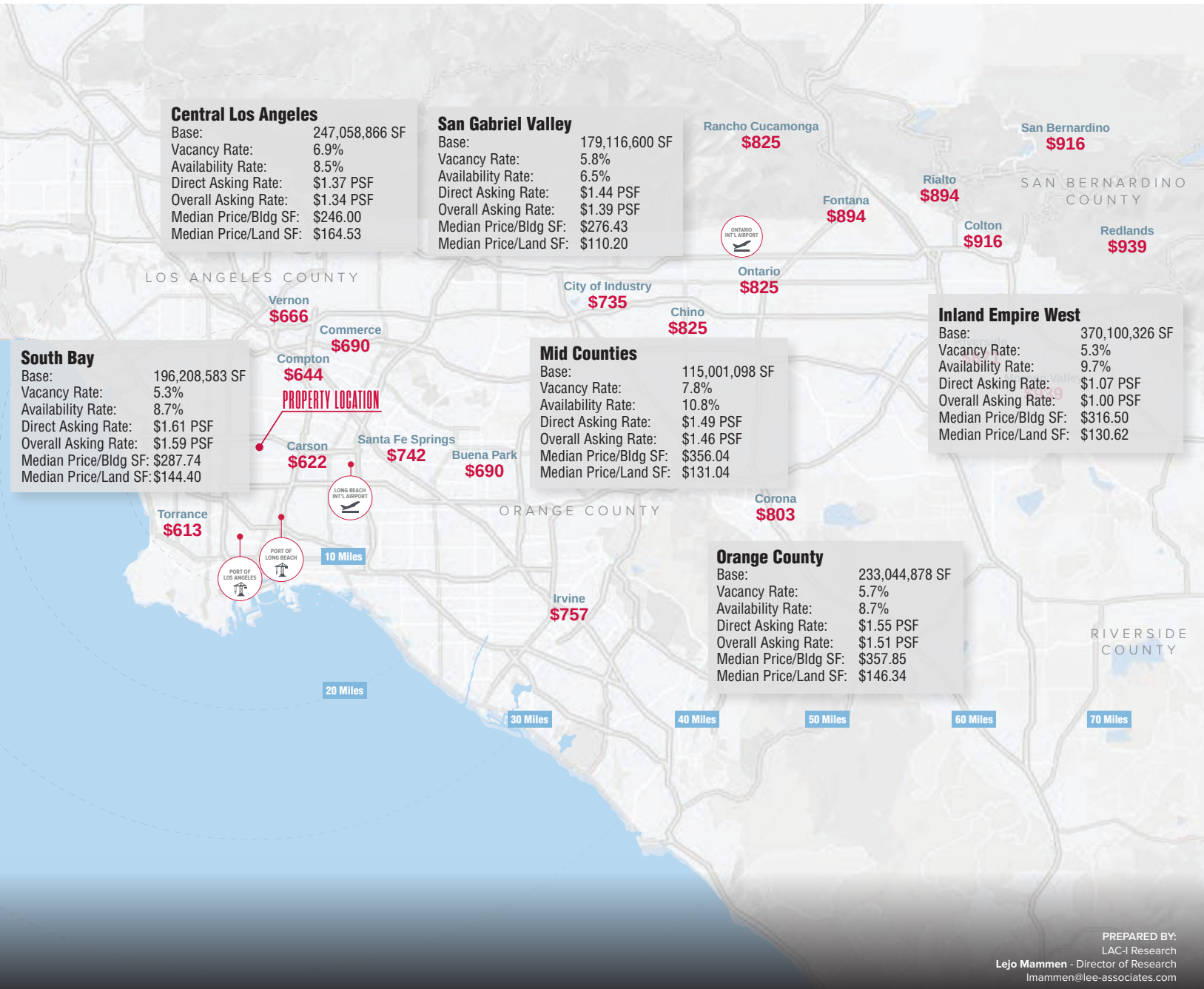
**FOR
SALE**

87,995 SF OF INDUSTRIAL LAND
15001 SOUTH SAN PEDRO STREET | GARDENA, CA 90248

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LA BASIN - Q1 2025

Industrial Market Update & Drayage Rates



FOR MORE INFORMATION, PLEASE CONTACT ►

JAKE POXON
Executive VP & Partner | LIC ID 01968984
jpoxon@lee-associates.com
323.767.2055

DAVID BRANDT
Executive VP & Partner | LIC ID 00999100
dbrandt@lee-associates.com
323.767.2104

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



Lee & Associates® - Los Angeles, Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
P. 323.720.8484 | F. 323.720.8474

LEE-ASSOCIATES.COM

FOR SALE

±87,995 SF INDUSTRIAL LAND

15001 S San Pedro St | Gardena, CA 90248

JAKE POXON

Executive VP & Partner | LIC ID 01968984

jpoxon@lee-associates.com

323.767.2055

DAVID BRANDT

Executive VP & Partner | LIC ID 00999100

dbrandt@lee-associates.com

323.767.2104

