

BRETT LYON
310.780.1899
Broker@LyonStahl.com
DRE #01717818

WOODY STAHL
310.710.3829
Woody@LyonStahl.com
DRE #01399621

WAREHOUSE & OFFICE SPACE FOR SALE

16301 S BROADWAY ST, GARDENA



PROPERTY OVERVIEW

 **COAST COLOR**
PRINTING
310.352.3560

16301 S Broadway St

Gardena, California 90248

List Price: **\$1,395,000**

Property Details

RSF	7,640 (APPX.)
LOT SIZE	9,219 SF
PRICE/SF	\$182
ZONING	LT IND
OCCUPANCY	DELIVERED VACANT
PARKING	(5) DRIVEWAY SPACES
YEAR BUILT	1960

Property Highlights

- Large Warehouse & Office Space in Gardena
- Delivered Vacant | Perfect Owner-User Opportunity
- Includes Front Area w/ Reception Desk, Multiple Offices & Storage Space, Back Warehouse Area, & Extra Attic Storage Space

BRETT LYON

(310) 780-1899

BROKER@LYONSTAHL.COM

DRE - 01717818

WOODY STAHL

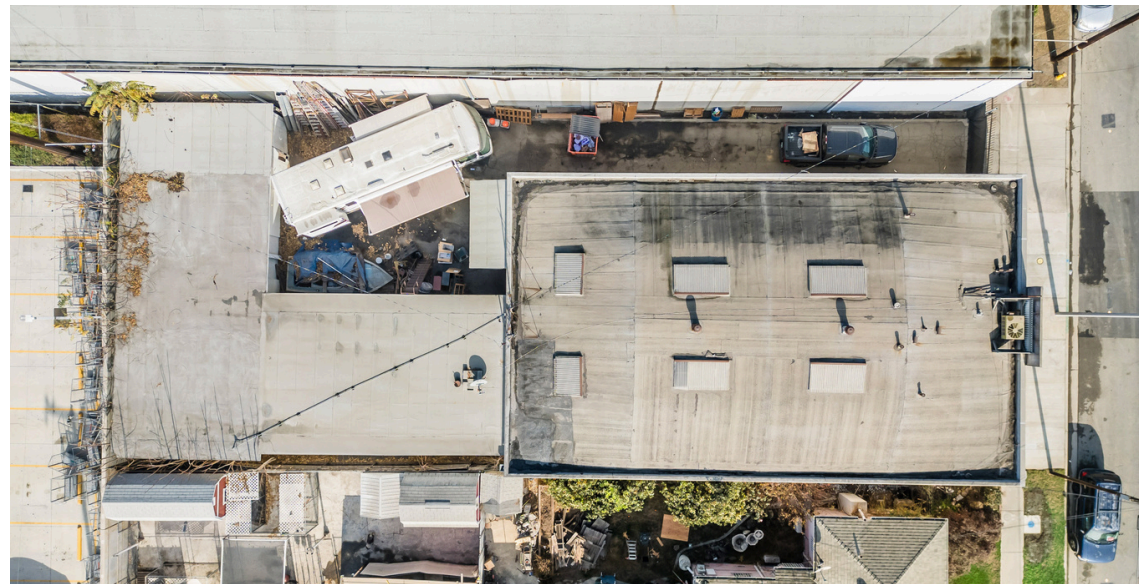
(310) 710-3829

WOODY@LYONSTAHL.COM

DRE - 01399621

For Sale

Warehouse & Office Space In Gardena



16301 S Broadway St, Gardena, CA is a rare opportunity for an owner-user to acquire a versatile and spacious commercial property that will be delivered vacant and ready for immediate use. Boasting a total of 7,640 (Appx.) square feet, this property includes 3,840 square feet per the original tax record, an additional 1,800 (Appx.) square feet of storage/attic space, and 2,000 (Appx.) square feet of warehouse space in the back, making it ideal for a variety of business operations. Situated on a 9,219-square-foot lot and zoned Lt IND (Light Industrial), the property offers flexibility for light industrial, storage, or other operational needs. It also includes five driveway parking spaces for added convenience. Located in a prime Gardena area with easy access to major thoroughfares, this property provides an excellent opportunity to establish or expand your business. Don't miss out on this exceptional commercial listing!



FOR SALE

16301 S Broadway St

Gardena, California, 90248

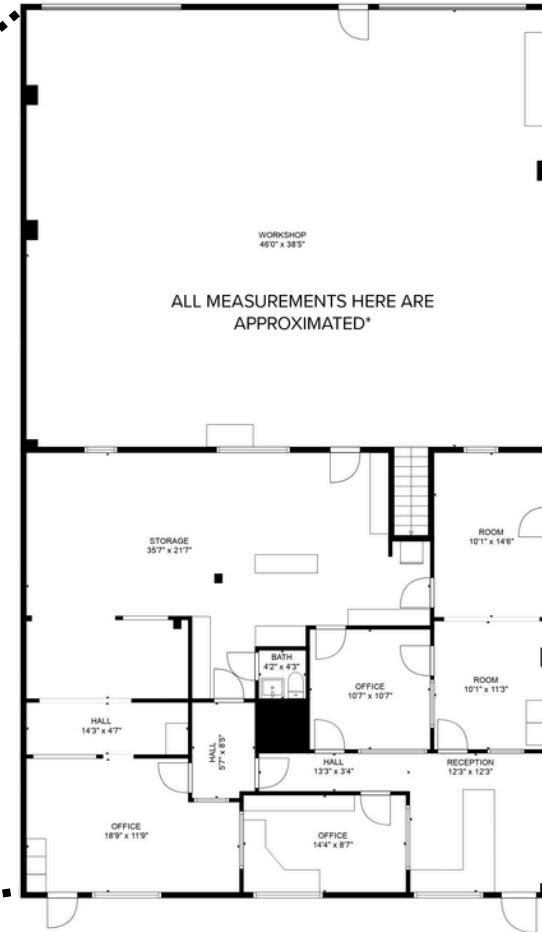


FLOOR PLAN



COAST COLOR
PRINTING
sunset
PRINTING
310.352.3560

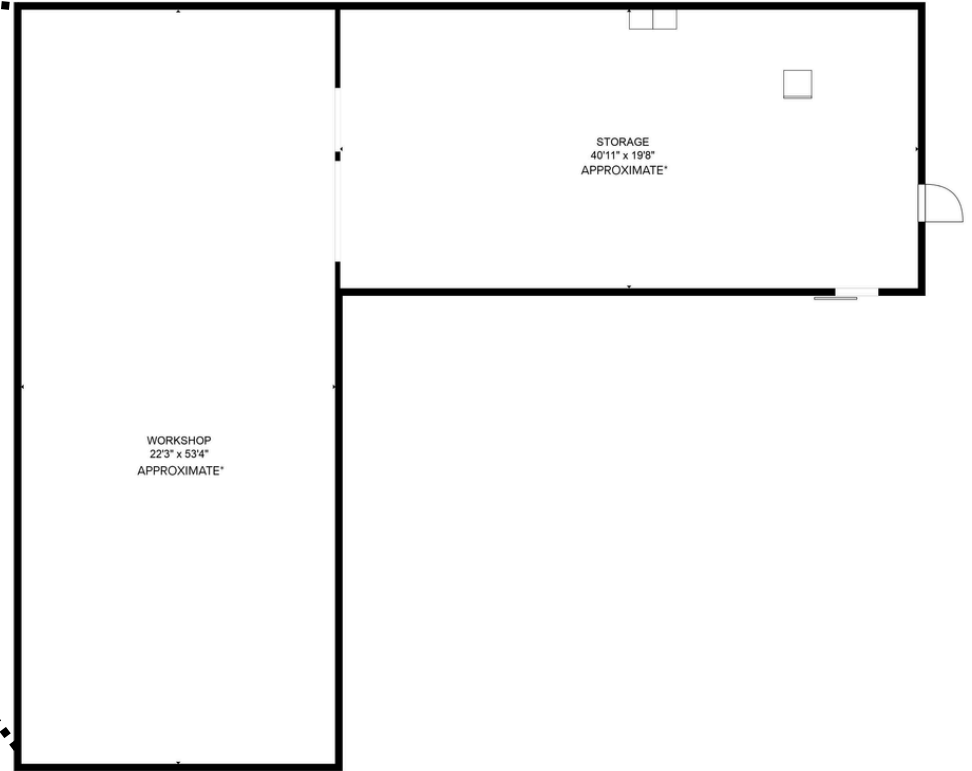
Front Section



TOTAL: 3,840 SF (PER MLS)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

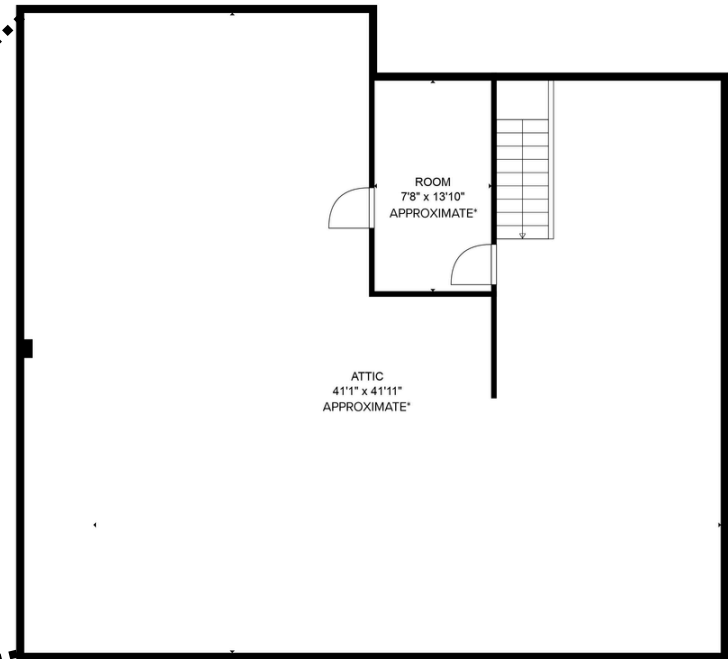
Back Section



TOTAL: 2,000 SF
APPROXIMATE MEASUREMENTS

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Attic



TOTAL: 1,800 SF
APPROXIMATE MEASUREMENTS

FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALES & RENT COMPARABLES

 **COAST COLOR**
PRINTING
310.352.3560

SALES COMPARABLES

17126 S Broadway St, Gardena



PRICE:	\$1,325,000
SF:	3,920
SALE DATE:	3/8/2024
YEAR BUILT:	1961
PRICE/SF	\$338.01

1265 135th St, Gardema



PRICE:	\$2,270,000
SF:	8,000
SALE DATE:	8/19/2024
YEAR BUILT:	1968
PRICE/SF	\$283.75

14318 Western Ave, Gardena



PRICE:	\$1,135,000
SF:	3,290
SALE DATE:	9/17/2024
YEAR BUILT:	1953
PRICE/SF	\$344.98

RENT COMPARABLES

330 W Gardena Blvd, Gardena



PRICE:	\$5,625/MO
SF:	4,500
SIGN DATE:	APR 2023
YEAR BUILT:	1947

16321 S Broadway St, Gardena



PRICE:	\$4,997/MO
SF:	3,085
SIGN DATE:	JUL 2022
YEAR BUILT:	1966

117 E 163rd St, Gardena



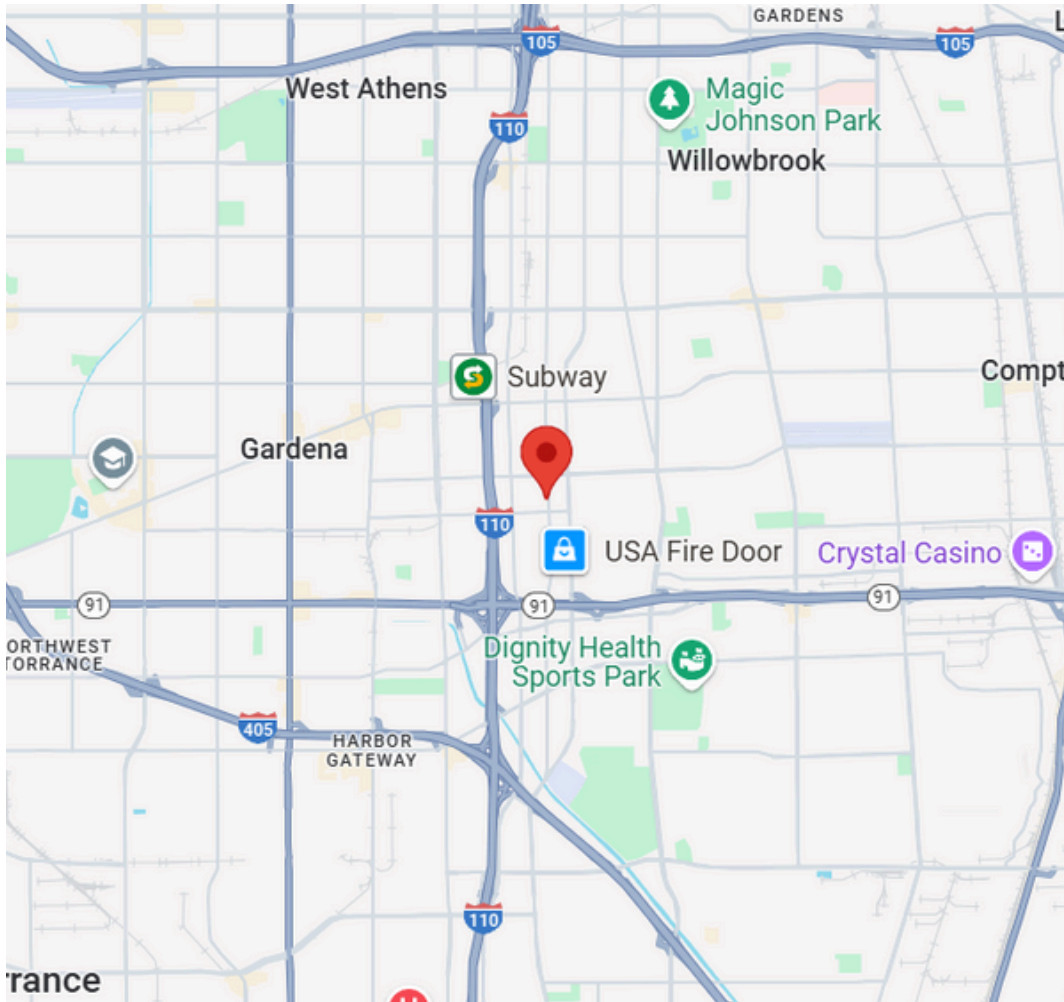
PRICE:	\$7,127/MO
SF:	5,702
SIGN DATE:	MAR 2022
YEAR BUILT:	1957

LOCATION MAP



COAST COLOR
PRINTING
sunset
PRINTING
310.352.3560

LOCATION MAP



PHOTOS



Property Photos
16301 S Broadway St

[Click Here For Full Sized Photos & Floor Plans](#)



BRETT LYON
(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818

WOODY STAHL
(310) 710-3829
WOODY@LYONSTAHL.COM
DRE - 01399621

LYON STAHL INVESTMENT REAL ESTATE
830 S PCH SUITE D-200
EL SEGUNDO, CA 90245
WWW.LYONSTAHL.COM



Property Photos
16301 S Broadway St

[Click Here For Full Sized Photos & Floor Plans](#)



BRETT LYON
(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818

WOODY STAHL
(310) 710-3829
WOODY@LYONSTAHL.COM
DRE - 01399621

LYON STAHL INVESTMENT REAL ESTATE
830 S PCH SUITE D-200
EL SEGUNDO, CA 90245
WWW.LYONSTAHL.COM