



**Address:** 15401 S San Pedro St (Portfolio), 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  
 3 DH Positions - Indented 62'

**Lease Rate/Mo:** \$42,517  
**Lease Rate/SF:** \$1.74  
**Lease Type:** Net / Op. Ex: \$0.30  
**Available SF:** 24,500 SF  
**Minimum SF:** 24,500 SF  
**Prop Lot Size:** 1.39 Ac / 60,739 SF  
**Term:** Acceptable to Owner  
**Sale Price:** \$8,199,765.00  
**Sale Price/SF:** \$334.68  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M2-IP

**Sprinklered:** No  
**Clear Height:** 13'  
**GL Doors/Dim:** 6  
**DH Doors/Dim:** 3  
**A: 2000 V: 277/480 O: 3 W: 4**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1963R16

**Whse HVAC:** No  
**Parking Spaces: 25 / Ratio: 1.0:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,300 SF  
**Restrooms:** 6  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,750 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 6129-021-043

**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 #:** 44717839

**Listing Date:** 04/16/2026

**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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