



INDUSTRIAL WAREHOUSE FOR SALE

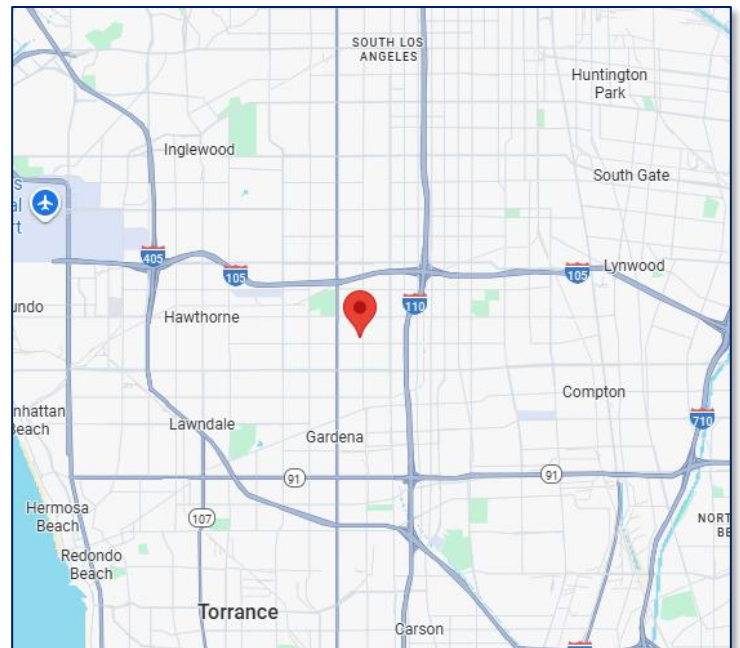
13313 Normandie Ave., Gardena, CA 90249



Property Highlights:

- **4,206 SF Building & 9,149 SF Lot** (Per Title)
- Two Roll Up Doors – Front & Rear of Building
- Two Separate Bathroom + Office Setups
- Power: 400 Amps / 240V / 3PH (Buyer to Verify)
- Gardena M-1 Zoning (Buyer to Verify Allowed Uses)
- Potential to be Split Into Two Units
- Fantastic Opportunity for a Business Seeking a Warehouse on a High Traffic Corridor

ASKING SALE PRICE: \$1,460,000



Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

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