



Address: 15401 S San Pedro St, 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

Lease Rate/Mo: \$42,385
Lease Rate/SF: \$1.73
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: \$8,503,460.00
Sale Price/SF: \$347.08
Taxes:
Yard: 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#: 6129021043

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 #: 41624141

Listing Date: 12/17/2024

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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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE OR SALE

