

Address: Cross Streets: 15401 S San Pedro St, Gardena, CA 90248 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

13'

3

/ Ratio: 1.0:1

Warehouse/Distribution

Const Status/Year Blt: Existing / 1963R16

 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

Listing Company: The Klabin Company
Agents: Tyler Rollema 310-32

Tyler Rollema 310-329-9000, Matt Stringfellow 310-329-9000

Listing #: 41624141 Listing Date: 12/17/2024 FTCF: CB250N000S250/AOAA

Notes: Three (3) DH positions via interior truck well, 62' indented. Unincorporated LA County location. Buyer/Lessee to verify all information contained herein.

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Parking Spaces: 25

A: 2000 V: 277/480 0: 3 W: 4

AIRCR 1

2.300 SF

Heat & AC

1,750 SF

Yes

0 SF

No

Now

Yes

Call broker

6129021043

Carson/Compton

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to.. statements of income and excesses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

Include In Available:

Include In Available:

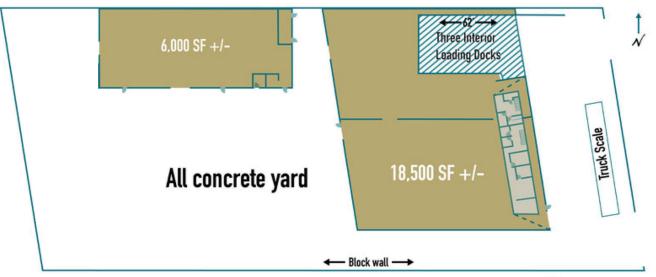
Market/Submarket:

19700 S. VERMONT AVENUE, SUITE 100 TORRANCE, CA 90502 DRE 00824993

310.329.9000







All measurements approximate



TYLER ROLLEMA, SIOR
Principal
310.329.9000 X1140
tylerr@klabin.com

Lic. 01917920

MATT STRINGFELLOW, SIOR Principal 310.329.9000 X1120

> matts@klabin.com Lic. 01410219