



**Address:** 14103-14109 Brighton Ave, Gardena, CA 90249  
**Cross Streets:** S Normandie Ave/W 141st St

Free Standing Building  
 Dock High & GL Loading  
 Heavy Power – 2000 Amps  
 Divisible/Great Co-Working Space  
 Easy Freeway Access  
 M1 Uses Grandfathered In

**Sale Price:** \$9,347,360.00  
**Sale Price/SF:** \$220.00  
**Available SF:** 42,488 SF  
**Prop Lot Size:** 1.20 Ac / 52,388 SF  
**Taxes:** \$83,161 / 2025  
**Yard:** Paved  
**Zoning:** C3

**Sprinklered:** No  
**Clear Height:** 16' - 18'  
**GL Doors/Dim:** 3 / (2) 13X12; (1)14X12  
**DH Doors/Dim:** 2  
**A: 2000 V: 240 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1956

**Whse HVAC:** No  
**Parking Spaces: 20 / Ratio: 0.5:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 3,400 SF / 12  
**Restrooms:** 7  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6102-021-014

**Listing Company:** The Klabin Company  
**Agents:** [Scott Andersen 310-329-9000](#), [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#)

**Listing #:** 45224530 **Listing Date:** 07/09/2026 **FTCF:** CB000N000S250/A0AA

**Notes:** Current use is warehouse, wholesale & professional office. Building is divisible, includes multiple sets of restrooms, offices, and a showroom and kitchen with nice finishes throughout. Ideal for growing company needing future expansion. Buyer to independently verify all information contained herein.



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