



Available SF 69,095 SF

Industrial For Sale

Building Size 69,095 SF

1

**Address:** 245-261 E 157th St, Gardena, CA 90248**Cross Streets:** S Main St/E 157th St

Prime Investment Opportunity In Infill South Bay Submarket
 Acquisition In Gardena Of This Scale, Occupancy, & Pricing Is Rare
 69,095 Bldg. SF w/ 1,451 SF of Rentable Mezzanine Space
 Multi-Tenant Asset Comprised of 9 Units, 89% Occupancy
 Tenants w/ Long-Term NNN Leases, Strong Income & Yield
 Modern (2) Bldgs w/ favorable Parking, Strategic Access, & More

Sale Price: \$18,271,414.00
Sale Price/SF: \$264.44
Available SF: 69,095 SF
Prop Lot Size: 2.87 Ac / 125,069 SF
Taxes:
Yard: Fenced/Paved
Zoning: M1

Sprinklered: No
Clear Height: 19' - 22'
GL Doors/Dim: 15
DH Doors/Dim: 0
A: 1200 **V:** 120-480 **0:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1962
Whse HVAC:
Parking Spaces: 163 / **Ratio:** 2.4:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #:
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,451 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6129-019-038

Listing Company: City Commercial Properties
Agents: [Jay Park 323-985-6400](#)

Listing #: 44162903 **Listing Date:** 01/15/2026 **FTCF:** CB000N000S200

Notes: Contact listing office or AIR CRE Nonmember Sung Joo at (213)760-2929 to schedule a showing appointment; please do not disturb current tenants or their personnel. Buyer/Investors shall verify all property information presented through its own investigation(s) and sources; broker makes no warranties as to the accuracy of the information presented herein. Buyer to cooperate with Seller's 1031 Exchange, if applicable, at not additional cost to Buyer. Investors/Buyers may refer to the 2025 Rent Roll for additional information on financials and detailed tenant roster.



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