



Available SF 69,095 SF

Industrial For Sale

Building Size 69,095 SF

**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 **O:** 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](mailto:jpark@citycompro.com)

**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.



**Jay Park**  
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