

**WOODY STAHL**  
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DRE #01399621

**BRETT LYON**  
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DRE #01717818

## **SINGLE TENANT OFFICE/WAREHOUSE BUILDING**

15200 MANSEL AVE, LAWNDAL, CA 90260



**LYONSTAHL**  
INVESTMENT REAL ESTATE





## LEASE DETAILS

### SINGLE TENANT OFFICE/WAREHOUSE BUILDING

#### SIZE

5,432 SF +  
APPX 5,000 SF  
OFF PARKING OR WAREHOUSE  
SPACE ON GROUND LEVEL

#### RATE PER MONTH

\$2.25 PSF NNN

## PROPERTY HIGHLIGHTS

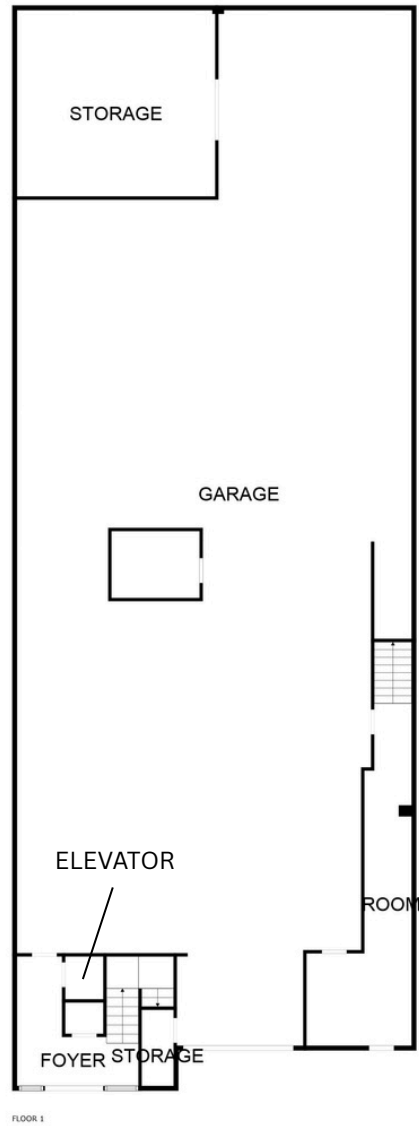
- Single-Tenant Office & Warehouse Building Totaling Approx. 5,432 Rentable Square Feet
- Additional Approx. 5,000 SF of Ground-Floor Parking or Warehouse Space with Separate Access
- Flexible Layout Featuring Multiple Private Offices, Meeting Rooms, Restrooms, and Elevator Access
- Bathroom with Shower Upstairs
- Large Ground-Floor Garage/Storage Area Ideal for Operations, Inventory, or Parking
- Gated Entrance for Secure Access
- Located in the South Bay with Immediate Access to the 405 Freeway and Close Proximity to LAX
- Surrounded by Major Retailers and Services Including Costco, Walmart, Best Buy, and Hobby Lobby

### Exclusions/Notes:

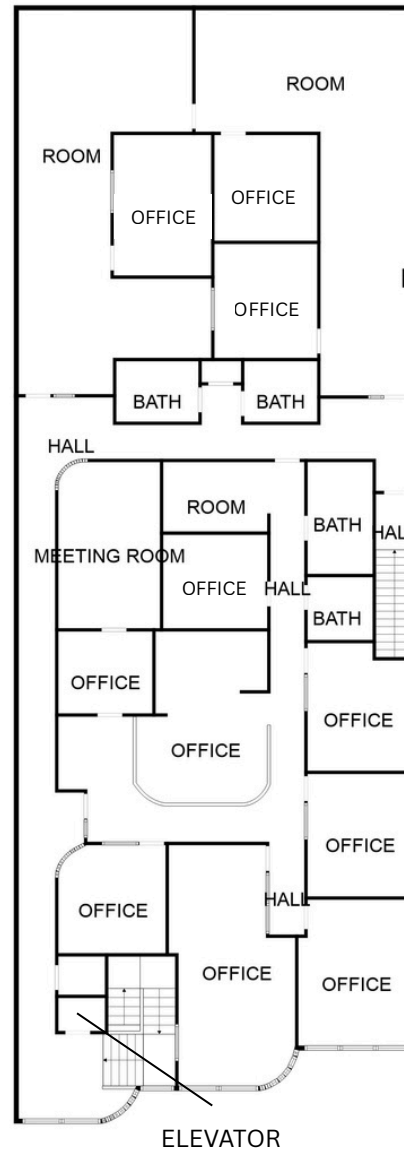
- Phone system remains; tenant may dispose of it if not needed
- Refrigerator and dishwasher remain; if they fail, landlord is not responsible for replacement

# FLOOR PLAN

First Floor

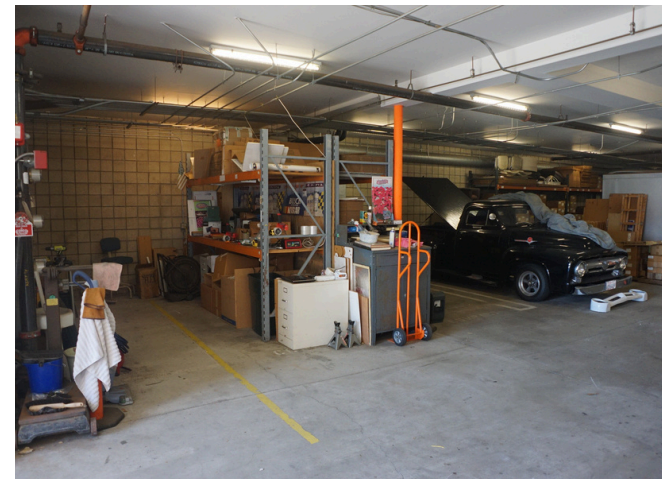


Second Floor





[Click Here For More Photos](#)





# LAWNDALE CA

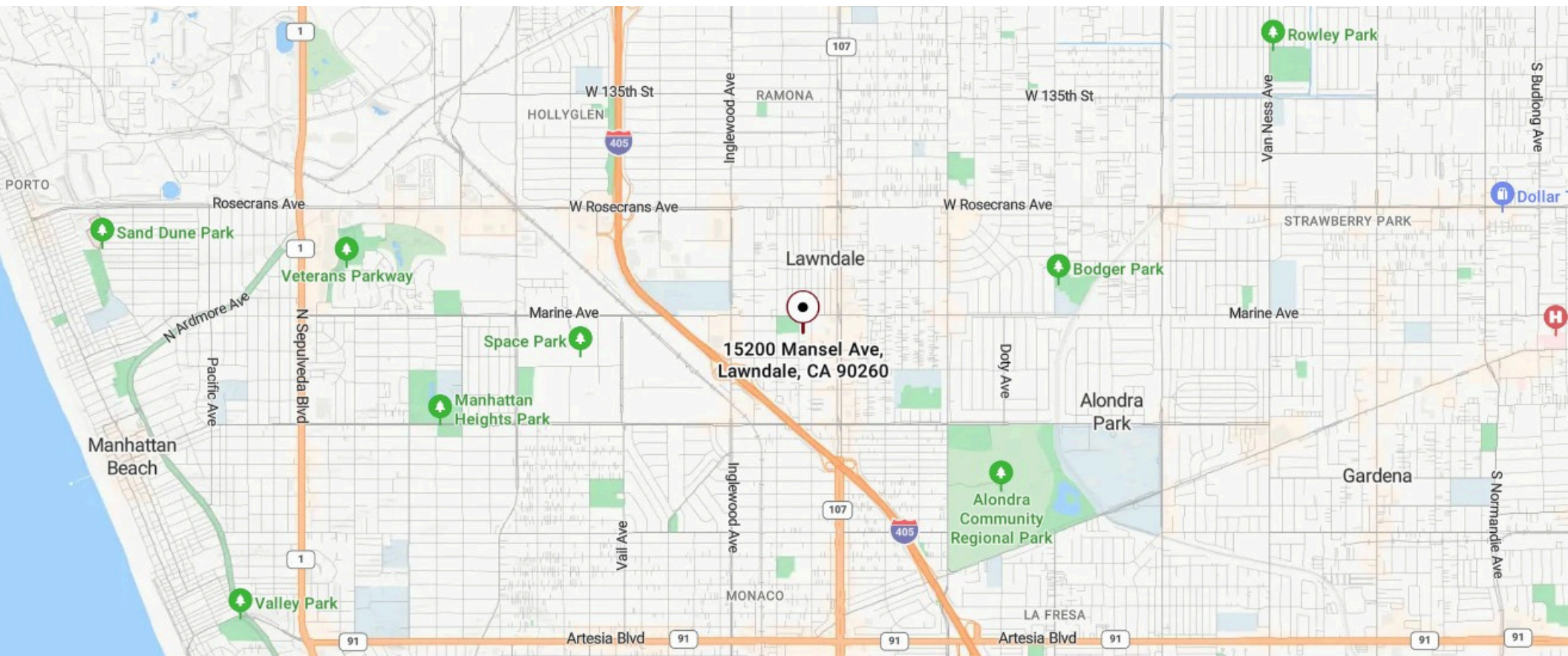
## Area OVERVIEW

Lawndale, California is a vibrant community in the heart of the South Bay, with a population of approximately 31,000 residents across 2 square miles.

Incorporated in 1959, the city is strategically located along the I-405 freeway, offering direct access to major employment hubs including Los Angeles International Airport, Downtown Los Angeles, the Port of Los Angeles, and the greater South Bay business corridor. Bordered by Redondo Beach, Hawthorne, and Torrance, Lawndale benefits from its central position within a highly desirable region known for its residential stability and economic activity.

Known as the “Heart of the South Bay,” Lawndale has invested heavily in community development, including improved parks, schools, and public infrastructure that enhance quality of life for residents. The city’s ongoing revitalization efforts along Hawthorne Boulevard and its proximity to expanding regional attractions such as SoFi Stadium and the Intuit Dome provide additional opportunities for growth.

Lawndale’s local economy is supported by a diverse mix of small businesses, neighborhood retail, and service providers, with continued potential for mixed-use and infill development. The combination of strong regional connectivity, access to coastal communities, and steady population demand makes Lawndale a promising location for long-term commercial real estate investments in retail, multifamily, and neighborhood-oriented development.





## CONTACT FOR MORE DETAILS:

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