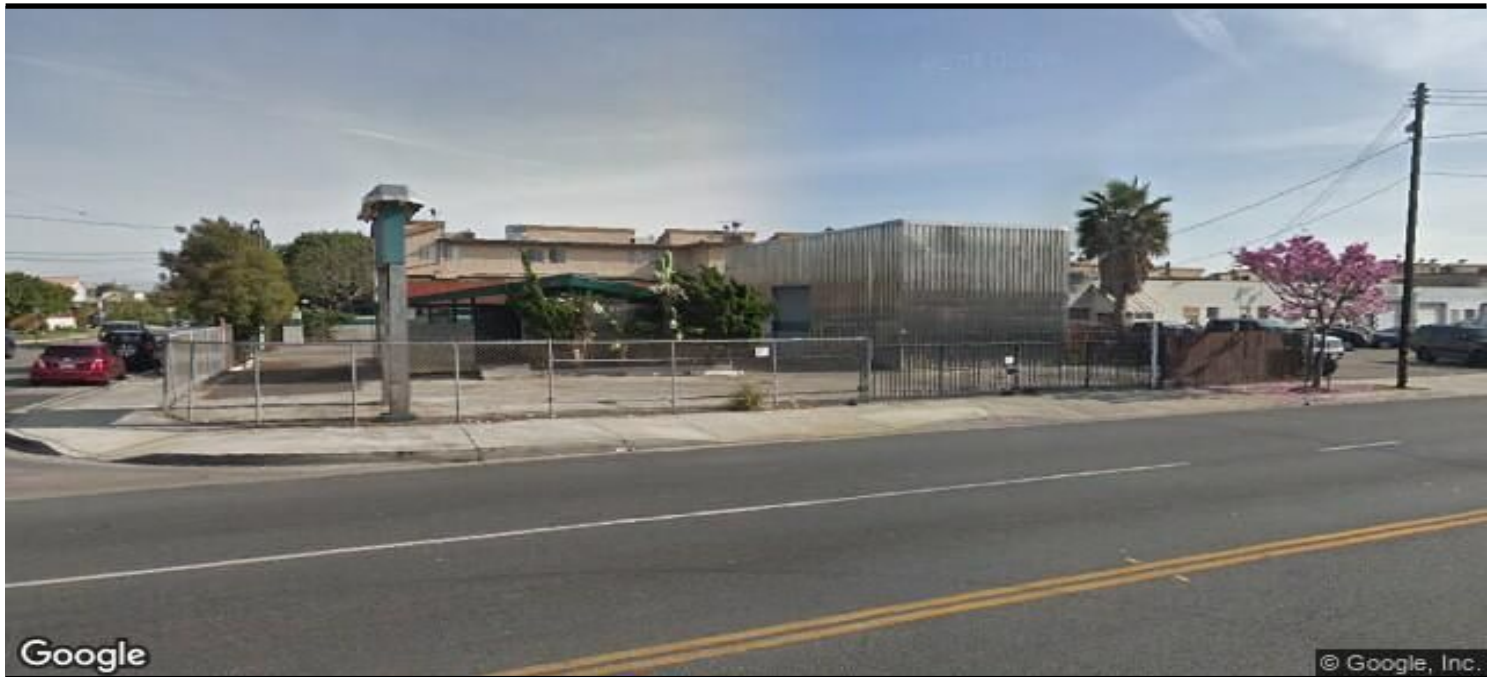


Available SF 2,064 SF

Industrial For Sale

Building Size 2,064 SF



Address: 13706 S Normandie Ave, Gardena, CA 90247

Cross Streets: Normandie Ave/137th St

764 SF of Office
1,300 SF of Warehouse
Bonus of Approximately 1,000 SF Canopy - Overhead Crane
Ground Level Loading Door
Land Square Footage of 12,476 SF

Sale Price: \$985,604.00
Sale Price/SF: \$477.52
Available SF: 2,064 SF
Prop Lot Size: 0.29 Ac / 12,476 SF
Taxes:
Yard: Fenced
Zoning: M1.5

Sprinklered: No
Clear Height: 10'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 400 V: 220 O: 3 W:
Construction Type: Framed
Const Status/Year Blt: Existing / 1960

Whse HVAC:
Parking Spaces: / Ratio:
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 764 SF
Restrooms: 2
Office HVAC:
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#: 6115-009-014

Listing Company: Daum Commercial

Agents: [Ken LaFond 310-538-6742](mailto:klafond@daumcommercial.com), [David Muir 213-270-2244](mailto:David.Muir@daumcommercial.com)

Listing #: 44931076

Listing Date: 05/21/2026

FTCF: CB000N000S000

Notes: Call broker for commission information.

SITE PLAN

