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LIGHT INDUSTRIAL BUILDING FOR SALE IN LAWNSDALE

15201 Prairie Ave, Lawndale



LYON STAHL
INVESTMENT REAL ESTATE

An aerial photograph of a property at 15201 Prairie Ave, Lawndale. The property features a large, flat, light-colored roof. A section of the roof is covered with red tiles and has a blue corrugated metal structure attached to it. A fenced-in courtyard is visible in the foreground, with a black metal gate. The surrounding area includes other residential buildings and a street with a utility pole. The text "PROPERTY OVERVIEW" is overlaid in white on the right side of the image, with a yellow horizontal line above it.

PROPERTY OVERVIEW

15201 Prairie Ave

Lawndale, California 90260

List Price: \$1,050,000

Property Details

RSF	3,150 SF
LOT SIZE	5,779 SF
PRICE/SF	\$333
ZONING	LT IND
OCCUPANCY	VACANT
PARKING	APPX (8) DRIVEWAY SPACES
YEAR BUILT	1975
CLEAR HEIGHT	8.5'

Property Highlights

- Single-Tenant Industrial Building in Lawndale
- 3,150 RSF on a 5,779 SF Lot
- 1 Garage Opening w/ 8.5' Clear Height
- Zoned Light Industrial
- Market Rent Of \$2.50/SF
- Partitioned Off w/ Storage/Garage Space on the Right Side & Office/Reception Area on the Left

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FOR SALE

Warehouse/Flex Space

Lawndale, California, 90303



Warehouse/Flex Space

Lawndale, California, 90303

15201 Prairie Avenue is a well-located single-tenant industrial property in Lawndale, positioned along the highly trafficked Prairie Avenue corridor in the South Bay. The property consists of approximately 3,150 rentable square feet situated on a 5,779 square foot lot and is zoned Light Industrial, allowing for a variety of industrial, warehouse, and service-oriented uses.

The building features one grade-level garage opening with approximately 8.5-foot clear height and is functionally partitioned with warehouse and storage/garage space on one side and a dedicated office/reception area on the other, providing operational flexibility for a range of business types.

With market rents projected at approximately \$2.50 per square foot, the property offers strong fundamentals within a supply-constrained small-bay industrial market. 15201 Prairie Avenue presents a great opportunity for an owner-user to acquire a centrally located facility with immediate occupancy in the heart of the South Bay.



FOR SALE

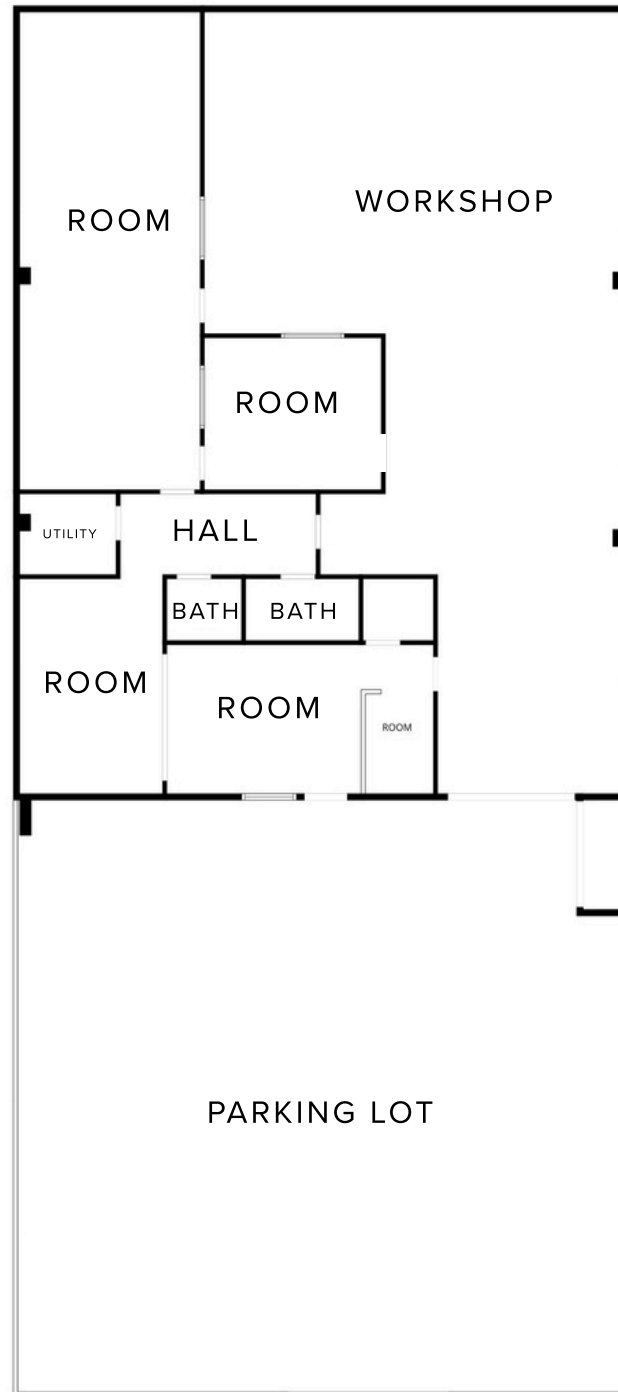
Warehouse/Flex Space

Lawndale, California, 90303





FLOOR PLAN



An aerial photograph of a residential property. The main building has a red-tiled roof and a blue corrugated metal section. It is surrounded by a black metal fence. In the background, there are other houses and a city skyline. A utility pole is visible on the left side of the image.

SALES & RENT COMPARABLES

SALES COMPARABLES

4947 Marine Ave, Lawndale



PRICE:	\$2,196,000
SF:	5,634 SF
SALE DATE:	10/17/2025
YEAR BUILT:	1982
PRICE/SF	\$389.78

15206 Grevillea Ave, Lawndale



PRICE:	\$7,000,000
SF:	12,108 SF
SALE DATE:	9/10/2024
YEAR BUILT:	1949
PRICE/SF	\$578.13

15217 Grevillea Ave, Lawndale



PRICE:	\$1,300,000
SF:	8,411 SF
SALE DATE:	12/23/2025
YEAR BUILT:	1958
PRICE/SF	\$154.56

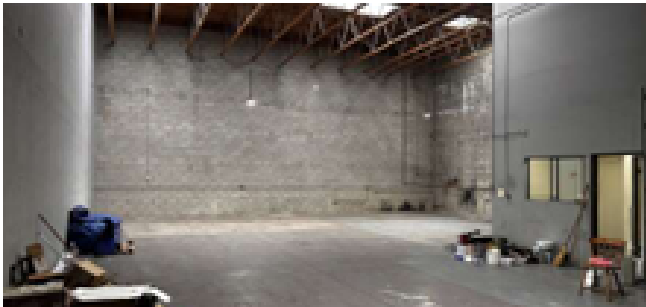
RENT COMPARABLES

4612 Manhattan Beach Blvd, Lawndale



PRICE:	\$27.00/NNN
SF:	2,278
SIGN DATE:	JUN 2025
YEAR BUILT:	1955

4505 W Rosecrans Ave, Hawthorne



PRICE:	\$27.00/+ELEC
SF:	2,850
SIGN DATE:	JUN 2025
YEAR BUILT:	1993

14005-1409 Crenshaw Blvd, Hawthorne



PRICE:	\$19.80
SF:	3,465
SIGN DATE:	DEC 2024
YEAR BUILT:	1964

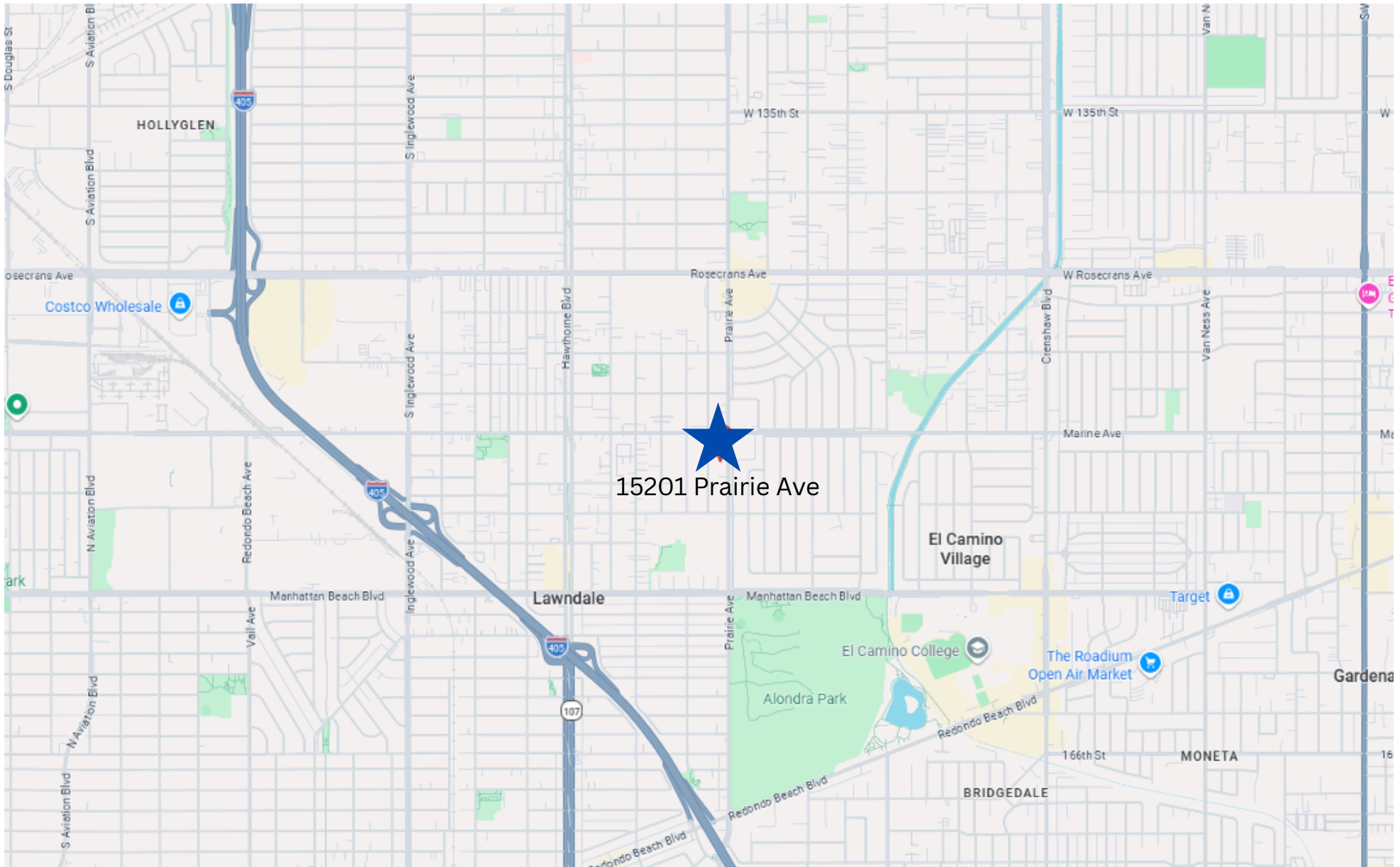
An aerial photograph of a residential property. The main building has a red-tiled roof and a blue corrugated metal section. It is surrounded by a black metal fence. A paved area, possibly a pool or courtyard, is visible in the foreground. The background shows a dense residential neighborhood with many houses and trees. A utility pole is visible on the left side of the image.

LOCATION MAP

FOR SALE

Warehouse/Flex Space

Lawndale, California, 90303



TRAFFIC COUNT

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Marine Ave	Prairie Ave W	20,314	2025	0.05 mi
Prairie Ave	Marine Ave S	28,449	2025	0.07 mi
Marine Ave	Avis Ave E	19,416	2025	0.08 mi
Prairie Ave	Marine Ave N	34,531	2025	0.09 mi
Marine Ave	Osage Ave E	25,554	2025	0.15 mi
W 149th St	Avis Ave E	1,266	2025	0.17 mi
Eastwood Ave	Marine Ave N	1,067	2025	0.22 mi
Avis Ave	W 147th St N	1,242	2018	0.24 mi
Marine Ave	Freeman Ave W	21,654	2025	0.26 mi
Osage Ave	W 147th St N	1,717	2018	0.26 mi

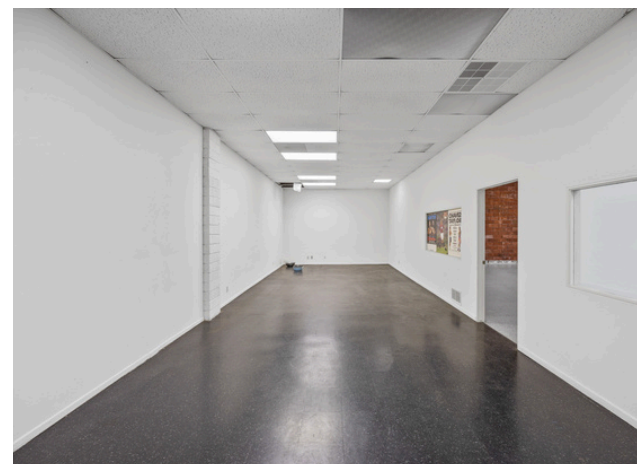
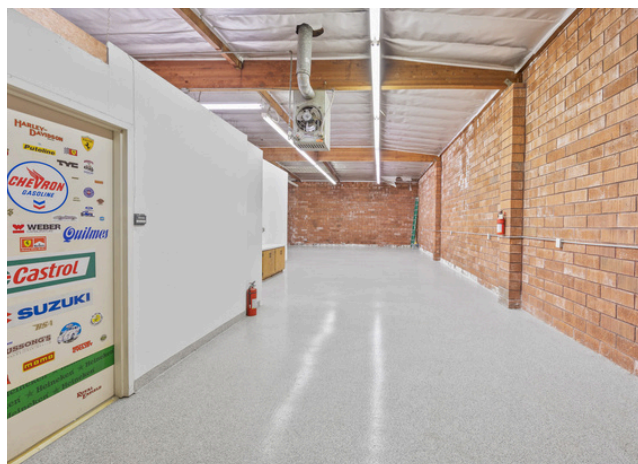


PHOTOS

Property Photos

15201 Prairie Ave, Lawndale

[Click Here For Full Sized Photos & Floor Plans](#)



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