

# FOR SALE

# 85,920 SF INDUSTRIAL

15711 & 15777 S. BROADWAY, GARDENA, CA 90248



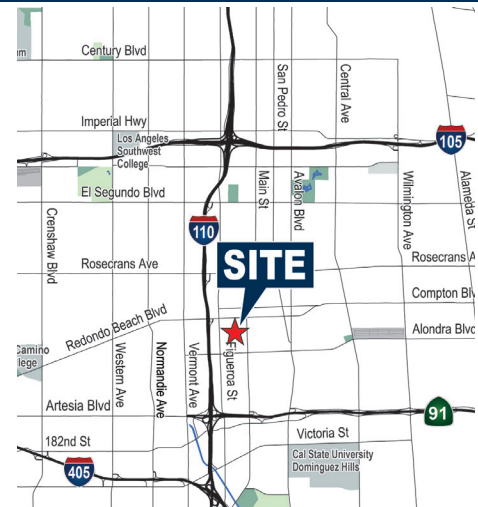
## PROPERTY FEATURES

- Building Area: 85,920 SF
- Land Area: 131,682 SF
- Office Area: 4,000 SF
- Clearance: 18' - 22'
- Loading: 6 Truck Positions, Expandable to 12
- 2 Ground Level Doors
- Year Built: 1970 Remodeled 2025
- Parking: 86 Cars
- Heavy Power: 2,000 Amps 277/480 Volts

## PROPERTY HIGHLIGHTS

- Brand New Covered Dock to be Constructed
- Newly Refurbished - Office, Restrooms, Paint, Lights, Pavement
- Fenced and Secured Yard
- Fire Sprinklers
- Natural Gas Line and Clarifier Possible
- Close Proximity to 105, 405, 91 and 110 Freeways

**SALE Price: \$21,394,080 (\$249 PSF)**



EXCLUSIVELY OFFERED BY:

## Voit

REAL ESTATE SERVICES

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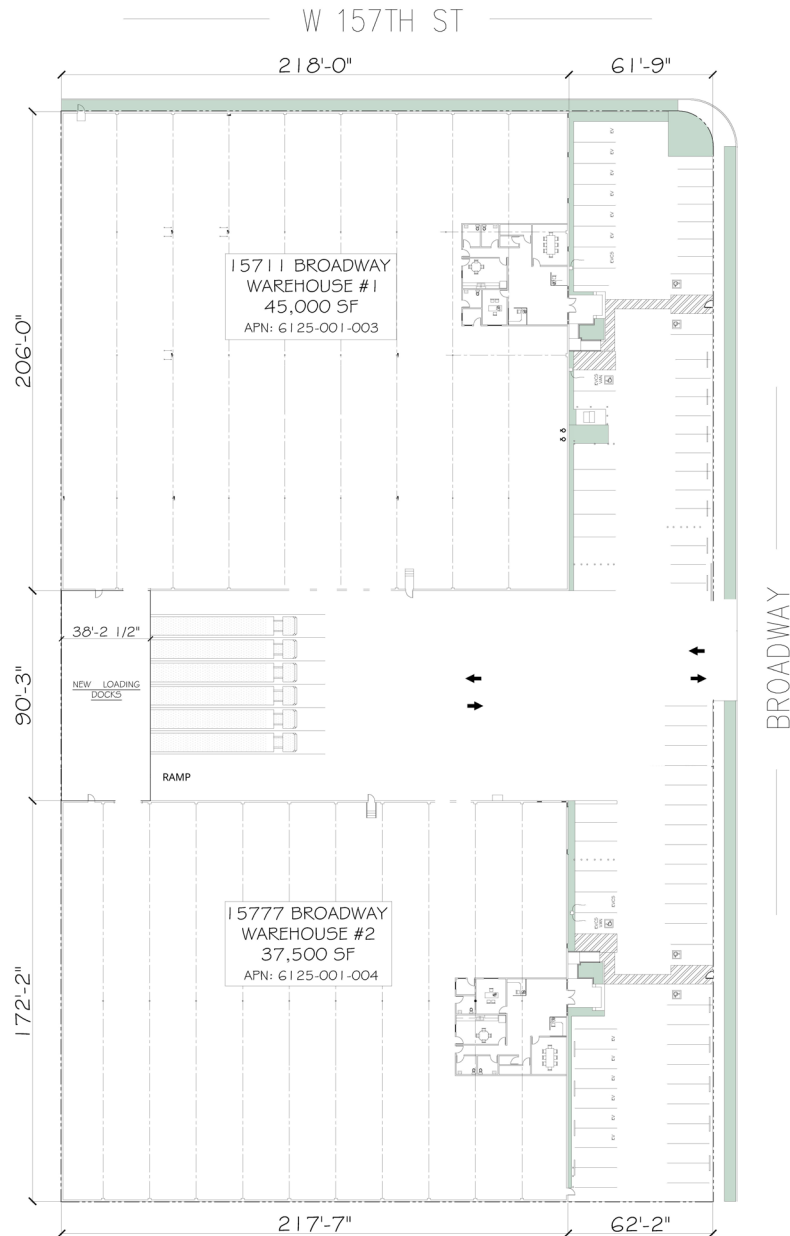
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PROPOSED SITE PLAN



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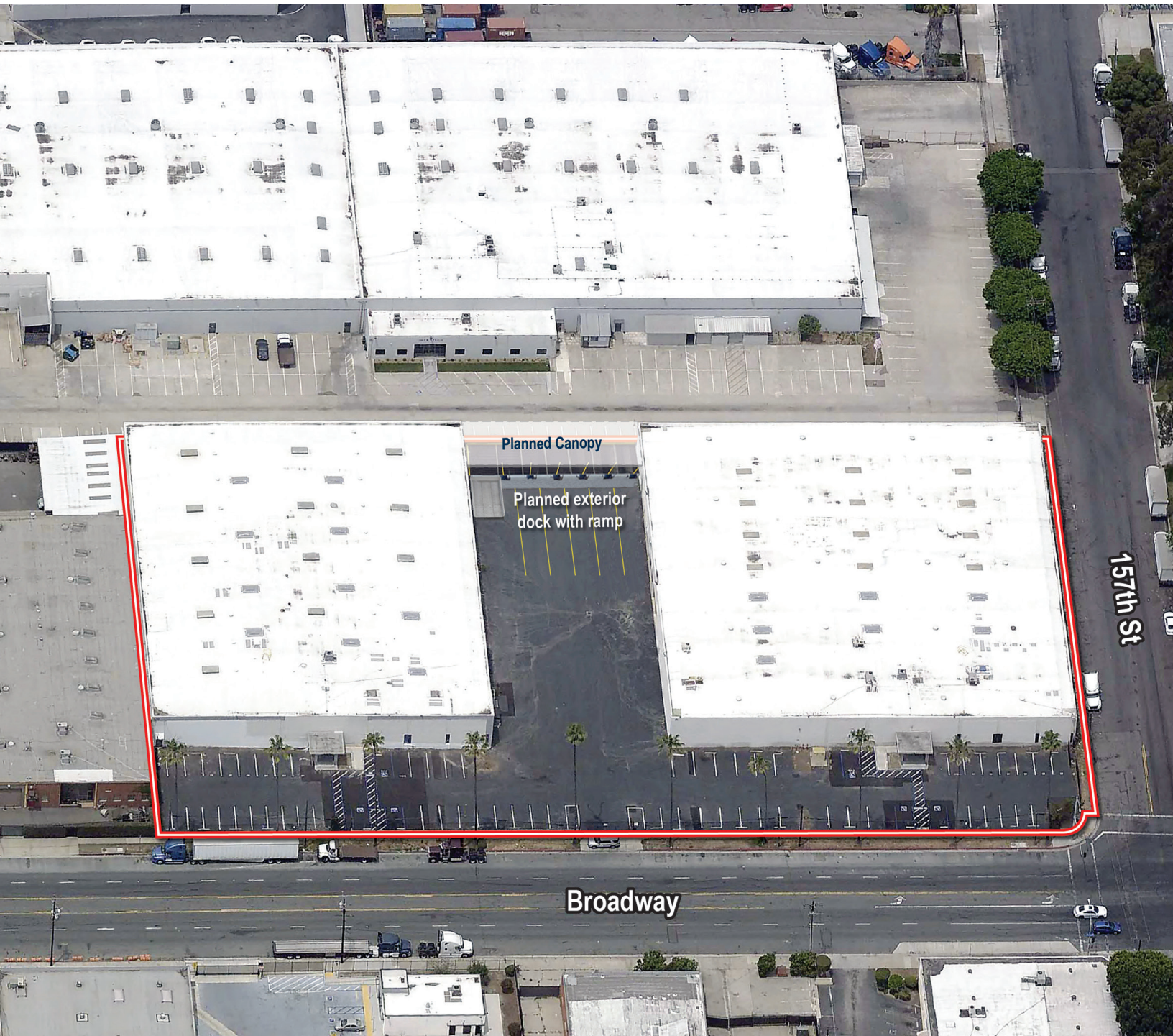
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