

**13527 S. Normandie Ave  
Gardena, California**

**+/- 13,000/SF  
For Sale/Lease**

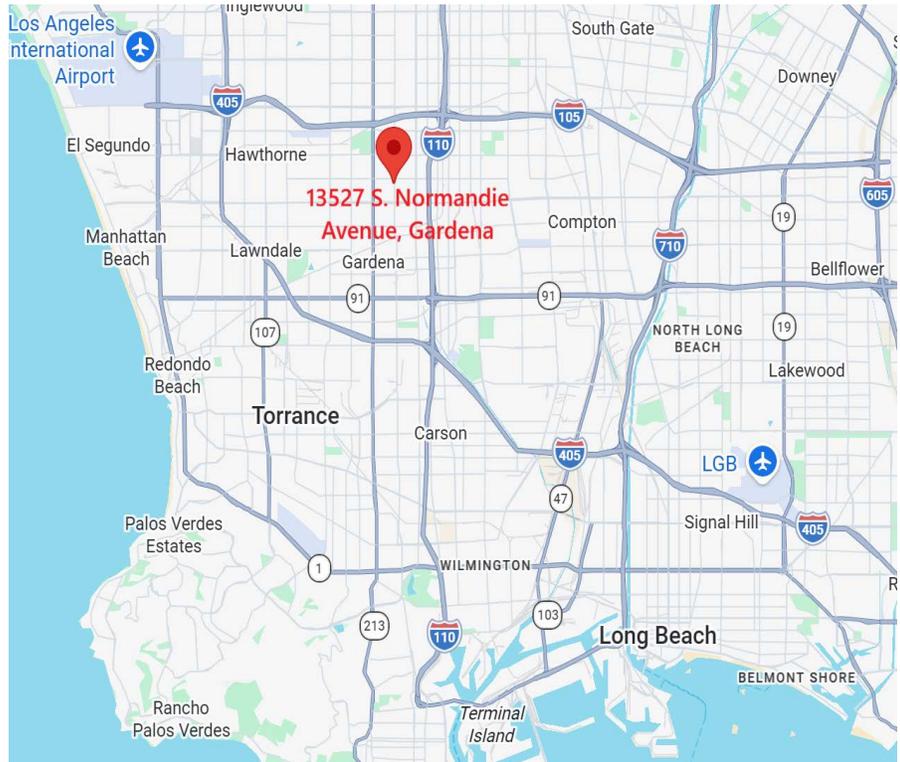


## PROPERTY HIGHLIGHTS

- Free Standing Building
- Potential Two Tenant Building
- Major Street Frontage
- Fenced and Gated Yard Area
- Heavy Power - 600amps, 277/480 Volt 3ph
- 3,000 SF of HVAC Offices
- Distributed Power and Air Lines
- 900 SF Covered Loading Area
- Asking Price: \$3,835,000 (\$295/sf)
- Asking Rate: \$1.50/SF/Gross

## LOCATION

- City of Gardena
- M2 Zoned Land
- 16 Miles To LA/LB Ports; 9 Miles To LAX
- Convenient Freeway (110, 405, 91) Access



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