



**Address:** 15626 S Main St, Gardena, CA 90248  
**Cross Streets:** S Main St/E 157th St

Corner Location  
 Heavy Power  
 Free Standing Building  
 Access to 110 Freeway

<b>Lease Rate/Mo:</b>	\$7,250	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	500 SF / 1
<b>Lease Rate/SF:</b>	\$1.45	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,000 SF	<b>A: V: O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.18 Ac / 7,668 SF	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1960	<b>Include In Available:</b>	No
<b>Sale Price:</b>	\$1,400,000.00	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	\$280.00	<b>Parking Spaces: 4 / Ratio:</b>	0.8:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$23,403 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	M-2			<b>APN#:</b>	6129-020-033
<b>Listing Company:</b>	The Klabin Company				
<b>Agents:</b>	<a href="mailto:Michael.Ouellette@klabin.com">Michael Ouellette 310-329-9000</a> , <a href="mailto:Yasushi.Shiromi@klabin.com">Yasushi Shiromi 310-329-9000</a>				
<b>Listing #:</b>	44461235	<b>Listing Date:</b>	03/05/2026	<b>FTCF:</b>	CB275N000S250/A0AA
<b>Notes:</b>	Two power panels. Buyer/Lessee to verify all information contained herein.				



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