

Available SF 15,500 SF

Industrial For Lease & For Sale

Building Size 15,500 SF



Address: 15225 S Main St, Unincorporated Los Angeles County (Gardena PO), CA 90248
Cross Streets: S Main St/W Redondo Beach Blvd

Ideal For Small Manufacturing User
 Dock High And Ground Level Loading
 Private, Paved, Fenced Yard
 Benefits of Unincorporated Los Angeles County
 Excellent High Identity Corner Location

Lease Rate/Mo: \$15,500
Lease Rate/SF: \$1.00
Lease Type: Gross
Available SF: 15,500 SF
Minimum SF: 15,500 SF
Prop Lot Size: 0.53 Ac / 23,087 SF
Term: 3-5 Years
Sale Price: \$4,417,500.00
Sale Price/SF: \$285.00
Taxes: \$25,692 / 2023
Yard: Fenced / Paved
Zoning: M-2-IP

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 2
DH Doors/Dim: 1
A: 800 V: 277 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1959
Whse HVAC: No
Parking Spaces: 14 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 1,600 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Lockbox
Market/Submarket: Carson/Compton
APN#: 6129008052

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)
Listing #: 40234938

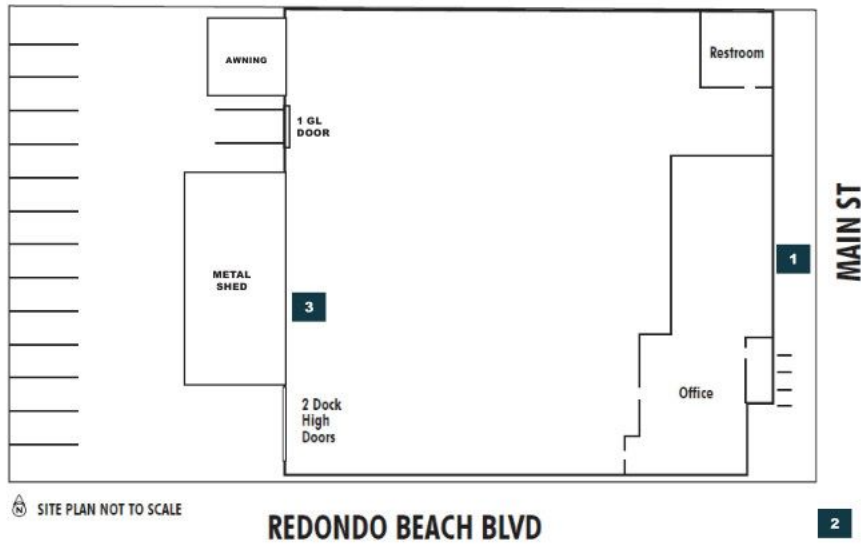
Listing Date: 04/26/2024 **FTCF:** CB250Y150S250

Notes: Lockbox: call agent. \$1.00 PSF Gross for Months 1-9, then \$1.35 PSF Gross thereafter with annual increases. This building offers a corner location and the economic benefits of being located in the unincorporated part of LA County. The building dimensions are 116' x 123'. There is a ground level ramp, dock high positions: (2) 18'x10', 8 a/c and heated offices, office/warehouse restrooms, and fluorescent lighting.



**15225 S. MAIN ST.,
GARDENA**
UNINCORPORATED LOS ANGELES COUNTY|CA

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