

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	Sprinklered: Yes	Office SF / #: 1,600 SF / 4
Lease Rate/SF: \$1.00	Clear Height: 14'	Restrooms: 4
Lease Type: Gross	GL Doors/Dim: 2	Office HVAC: Heat & AC
Available SF: 15,500 SF	DH Doors/Dim: 1	Finished Ofc Mezz: 0 SF
Minimum SF: 15,500 SF	A: 800 V: 277 O: 3 W: 3	Include In Available: No
Prop Lot Size: 0.53 Ac / 23,087 SF	Construction Type: Masonry	Unfinished Mezz: 0 SF
Term: 3-5 Years	Const Status/Year Blt: Existing / 1959	Include In Available: No
Sale Price: \$4,417,500.00	Whse HVAC: No	Possession: 09/01/2024
Sale Price/SF: \$285.00	Parking Spaces: 14 / Ratio: 0.9:1/	Vacant: No
Taxes: \$25,692 / 2023	Rail Service: No	To Show: Call broker
Yard: Fenced/Paved	Specific Use: Manufacturing	Market/Submarket: Carson/Compton
Zoning: M-2-IP		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: \$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.

FOR LEASE/SALE
15,500 SF

15225 S. MAIN ST., GARDENA

UNINCORPORATED LOS ANGELES COUNTY | CA



W. REDONDO BEACH BLVD.

MAIN STREET

**FOR MORE
INFORMATION,
CONTACT:**

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COMMERCIAL REAL ESTATE SERVICES

15225 S. MAIN ST., GARDENA

UNINCORPORATED LOS ANGELES COUNTY|CA

PROPERTY HIGHLIGHTS

- 15,500 SF Available for Lease or Sale
- Ideal For Small Manufacturing User
- Dock High And Ground Level Loading
- Private, Paved, Fenced Yard
- Unincorporated Los Angeles County
- Excellent High Identity Corner Location
- A Few Blocks East of 110 Freeway
- Sale: \$4,417,500.00 (\$285 PSF)
- Lease: \$1.00 PSF Gross for Months 1-9, then 1.35 PSF thereafter
- Available September 1, 2024

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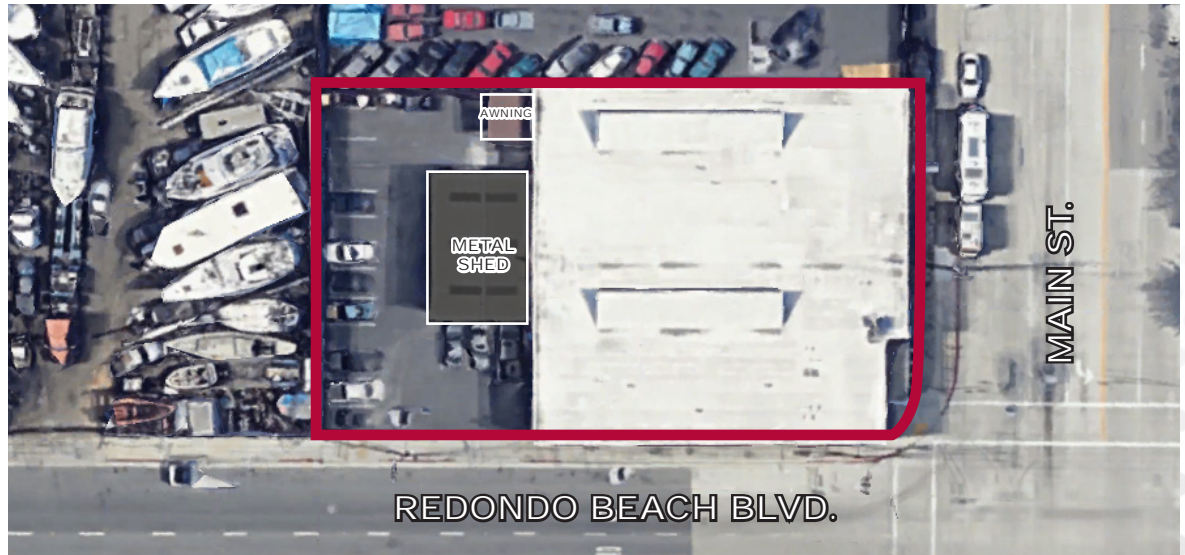
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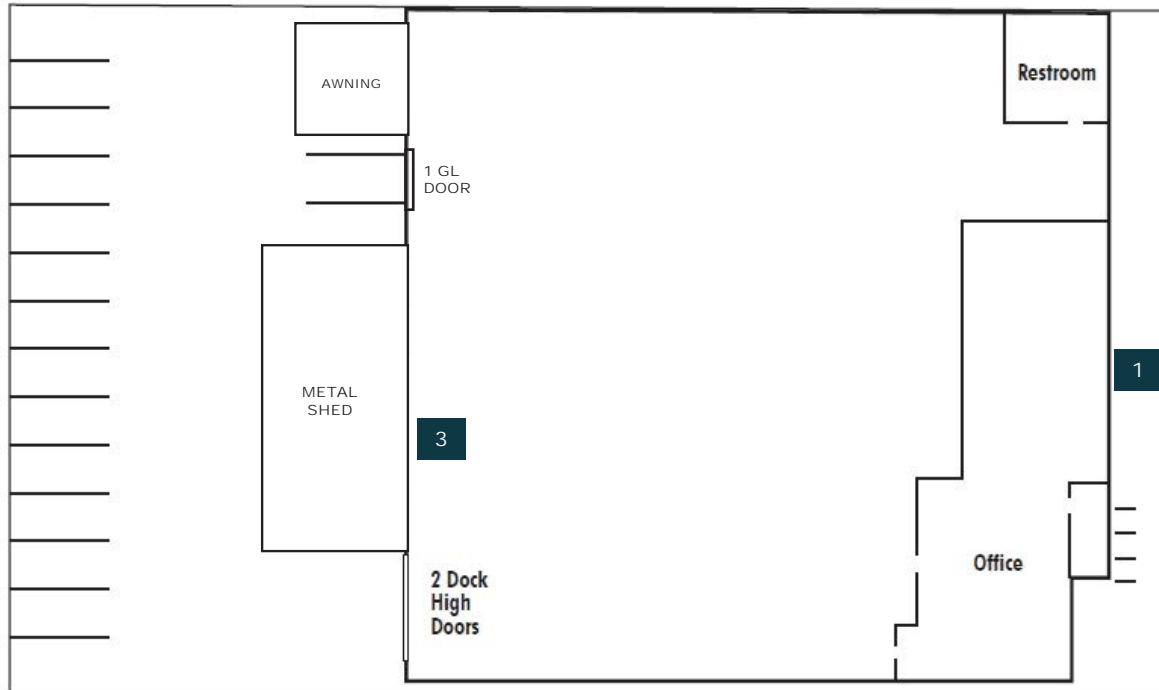
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COMMERCIAL REAL ESTATE SERVICES

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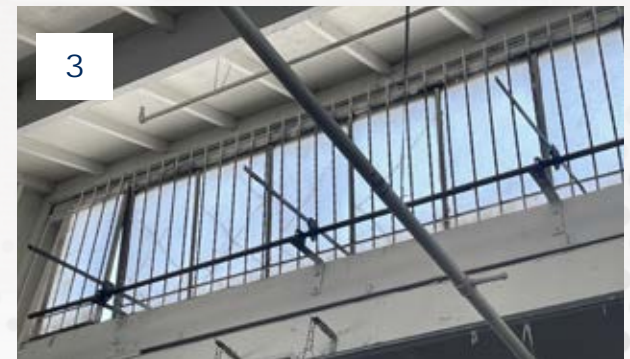
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 SITE PLAN NOT TO SCALE

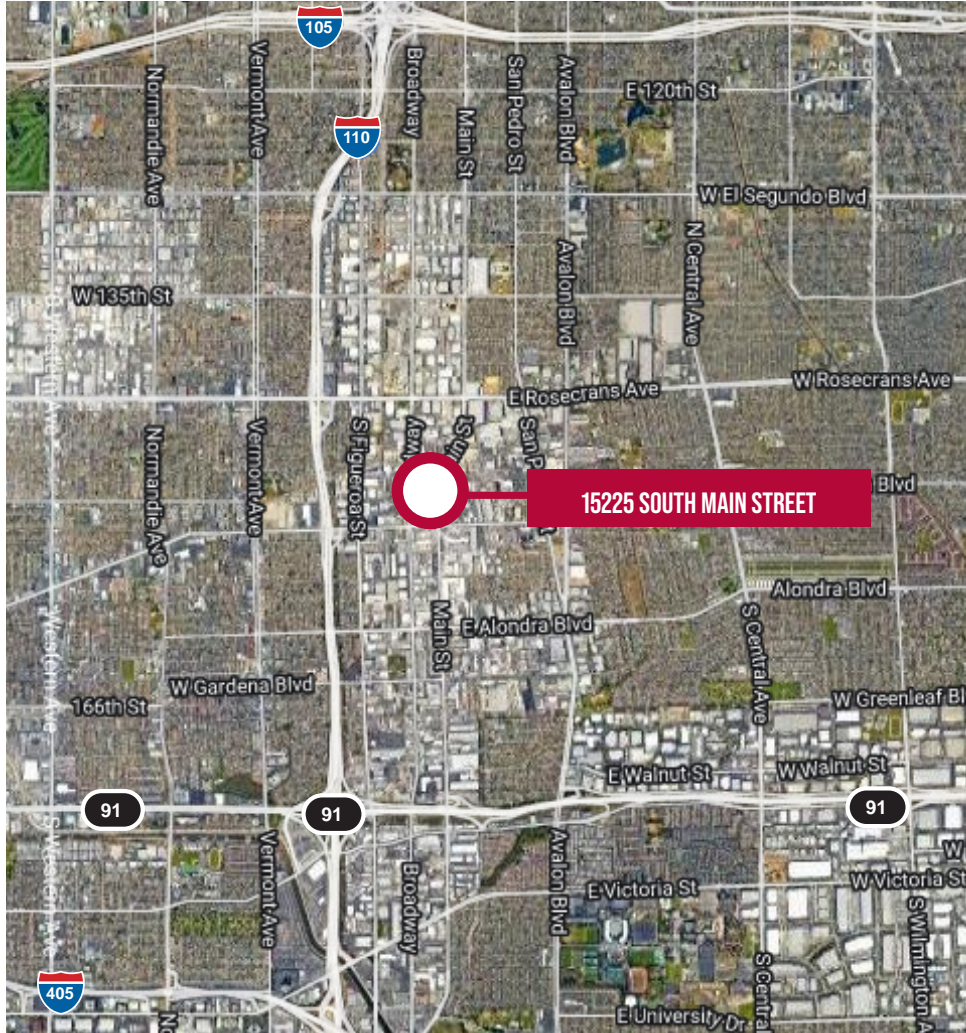
REDONDO BEACH BLVD

MAIN ST

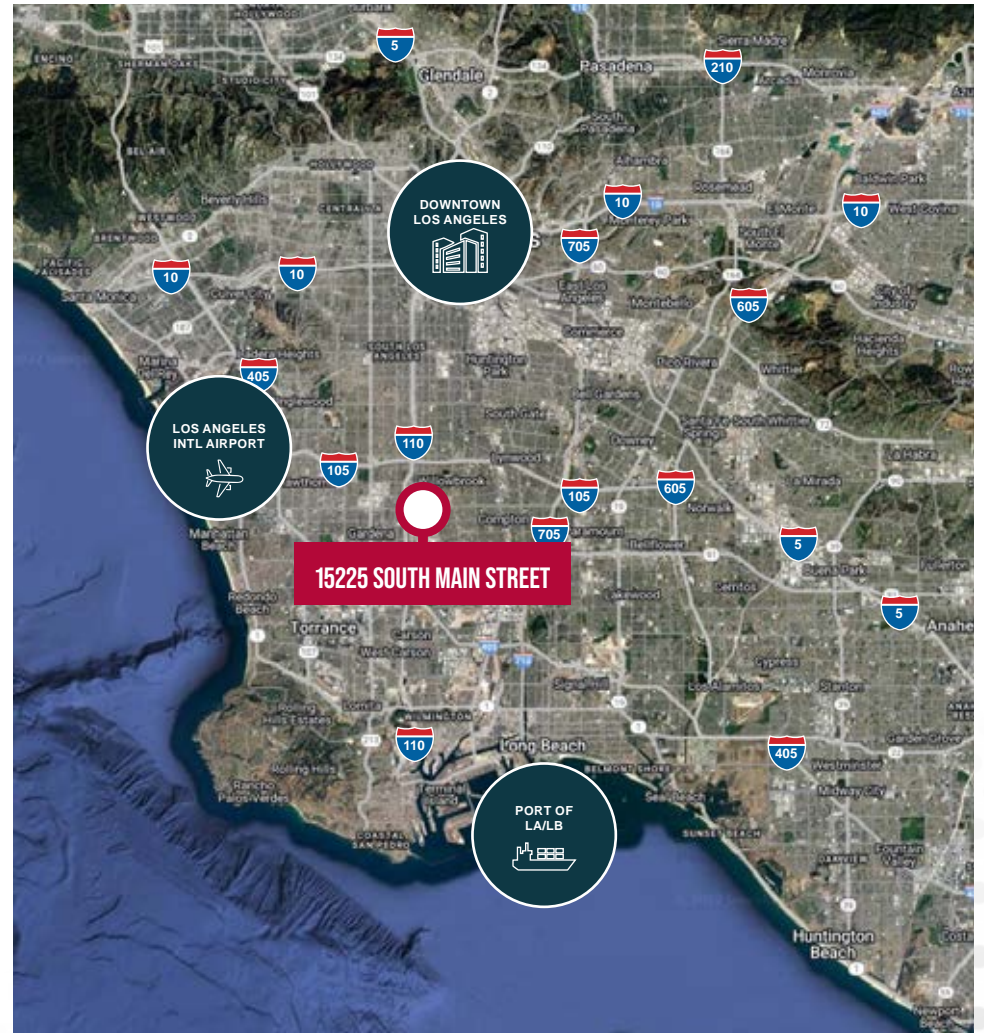


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15225 SOUTH MAIN STREET

13 Miles

15 Miles

20 MILES

30 MILES

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