

Available SF 42,436 SF

Industrial For Lease

Building Size 42,436 SF



**Address:** 1530 W El Segundo Blvd, Gardena, CA 90249

**Cross Streets:** Normandie Ave/W El Segundo Blvd

Free Standing Building  
 Major Street Frontage  
 (5) Truck High and (1) Ground Level Loading Doors  
 Fenced and Secure Yard  
 Near 110 & 105 Freeways  
 Warehouse Distribution Allowed (Grandfathered)

**Lease Rate/Mo:** \$71,177  
**Lease Rate/SF:** \$1.68  
**Lease Type:** Gross  
**Available SF:** 42,436 SF  
**Minimum SF:** 42,436 SF  
**Prop Lot Size:** 1.76 Ac / 76,840 SF  
**Term:** 5-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 20'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 5  
**A: 600 V: 277/480 O: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1973  
**Whse HVAC:**  
**Parking Spaces:** 84 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 6,500 SF / 8  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 3,200 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Gardena/North Compton  
**APN#:** 6102002028

**Listing Company:** Daum Commercial  
**Agents:** [Brad Levin 310-538-6728](mailto:Brad.Levin@daumcommercial.com)  
**Listing #:** 39745203  
**Notes:** 4 Truck Hi positions are interior wells. OpEx: NA.

**Listing Date:** 02/13/2024

**FTCF:** CB000N000S000/A0AA

