

Available SF 17,721 SF

Industrial Investment For Sale

Building Size 17,721 SF



Property Name: 400 RBB
Address: 400 W Redondo Beach Blvd, Gardena, CA 90248
Cross Streets: S Broadway/W Redondo Beach Blvd

Immediate access to 110 Fwy, central to LAX, DTLA, Major Ports
 77.8% Leased: Ensuring stable cash flow from the outset
 Newly Renovated / M1 Zoning / Secure Yard
 Recently Renovated Clear Span Units
 Full Concrete Yard w/Secure New Wrought Iron Fence w/Automated Access Gate

Sale Price: \$6,696,720.00
Sale Price/SF: \$377.90
Available SF: 17,721 SF
Prop Lot Size: 0.78 Ac / 33,776 SF
Taxes: \$62,538 / 2023
Yard: Fenced / Paved
Zoning: M-1-IP

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 8
DH Doors/Dim: 0
A: 1200 **V:** 120/208 **O:** 3 **W:**
Construction Type: Masonry
Const Status/Year Blt: Existing / 1987R23

Whse HVAC:
Parking Spaces: 36 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,200 SF
Restrooms: 8
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 6129004038

Listing Company: Daum Commercial
Agents: [Anthony Bergeman, SIOR 949-341-4511](#), [Michael Chase 949-341-4513](#), [Krishna Shegran 949-341-4512](#), [Tai Ngo 562-568-2016](#)

Listing #: 40611872 **Listing Date:** 06/21/2024 **FTCF:** CB000N000S000

Notes: Call brokers for commission information. Co-listed with Tai Ngo (Lee & Associates).