

FOR SALE or LEASE | 82,500 SF INDUSTRIAL

15711 & 15777 S. BROADWAY, GARDENA, CA 90248

OWNER USER / INVESTOR OPPORTUNITY



PROPERTY FEATURES

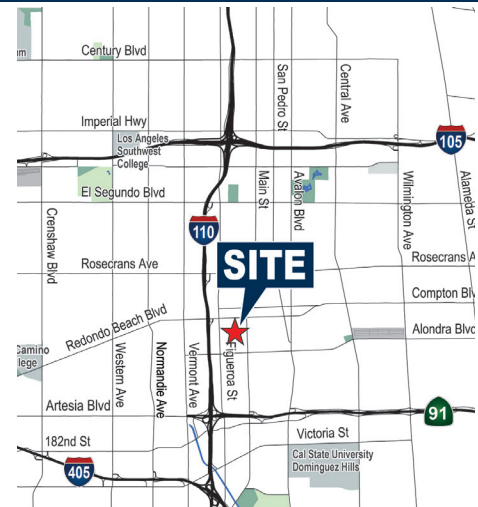
- Building Area: 82,500 SF
- Land Area: 131,682 SF
- Office Area: 4,000 SF
- Clearance: 18' - 20'
- Loading: 6 Truck Positions, Expandable to 12
- 2 Ground Level Doors
- Year Built: 1970 Remodeled 2025
- Parking: 86 Cars
- Heavy Power: 2,000 Amps 277/480 Volts

PROPERTY HIGHLIGHTS

- Newly Refurbished - Office, Restrooms, Paint, Lights, Pavement
- Fenced and Secured Yard
- Fire Sprinklers
- Natural Gas Line and Clarifier Possible
- Close Proximity to 105, 405, 91 and 110 Freeways

Sale Price: \$17,500,000 (\$212 PSF)

Lease Rate: TBD



EXCLUSIVELY OFFERED BY:

Voit

REAL ESTATE SERVICES

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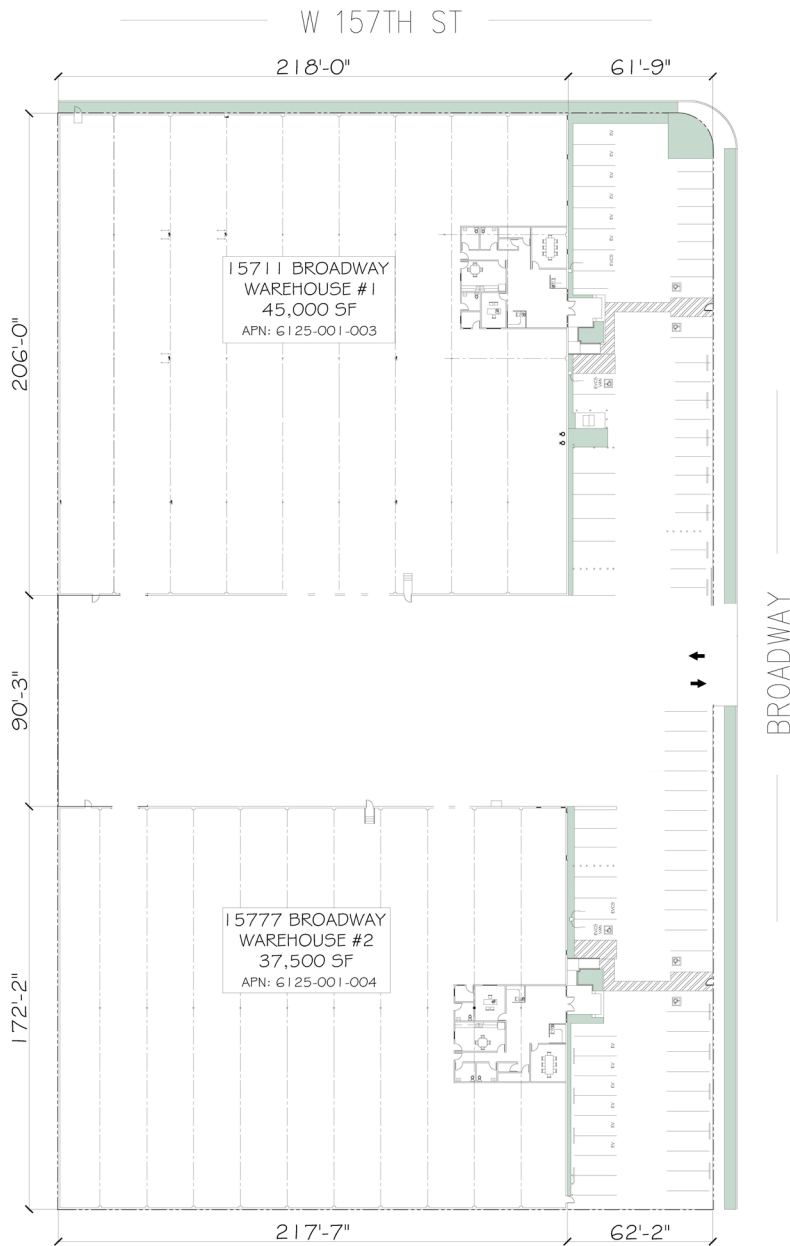
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1025 W. 190th Street, #350 Los Angeles, California 90248 | License #01991785

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PROPOSED SITE PLAN



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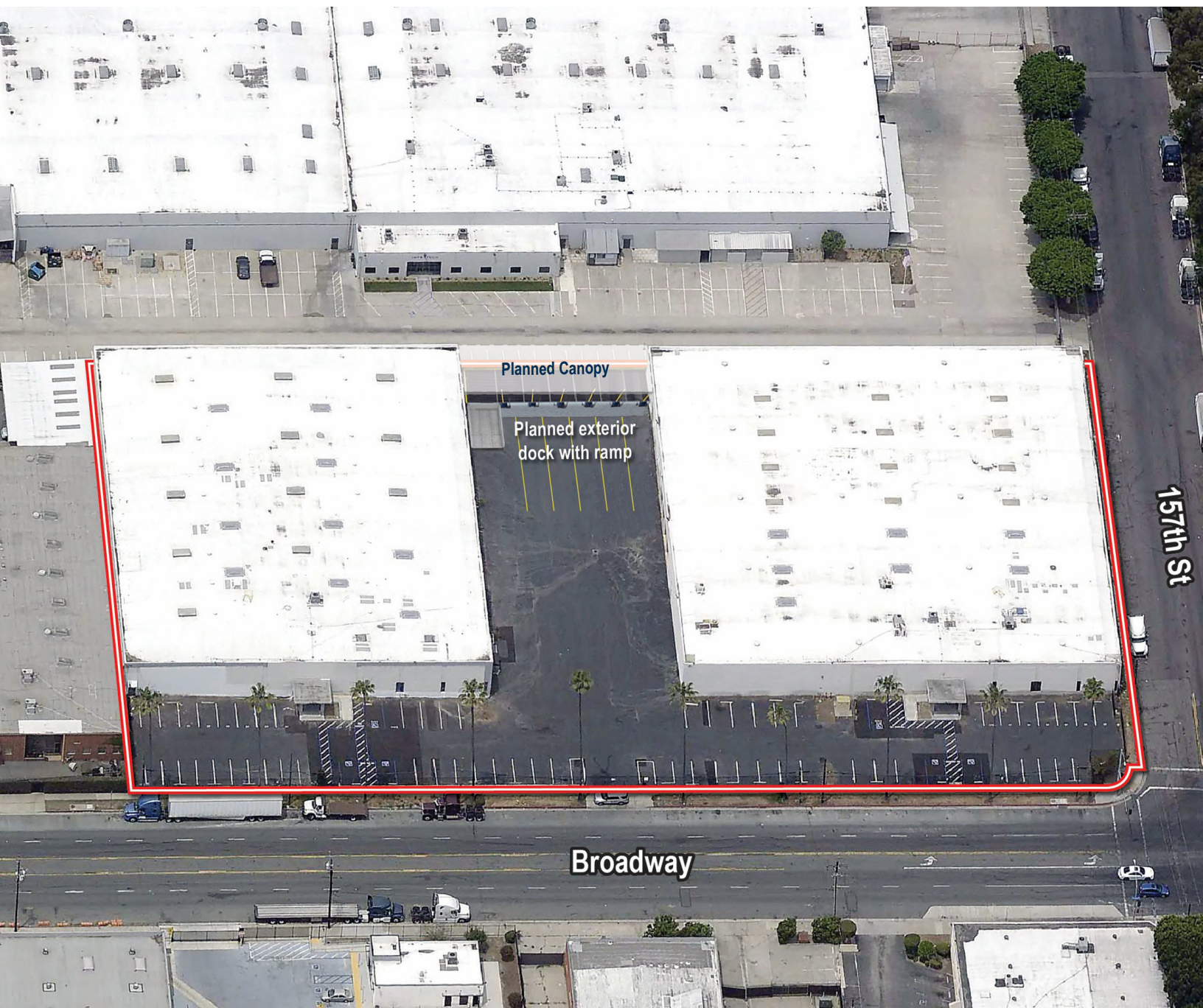
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