



AVAILABLE

Klein Commercial
Real Estate, Inc.

1204 W. Gardena Blvd, #A
Gardena, CA 90247

Tel. 310-493-0053

www.kleincom.com



For Sale or Lease

25,000 SF Industrial on 60,000 SF Lot
Complete Remodel – Top to Bottom
Los Angeles Infill/ecommerce/Last Mile



15401 S. San Pedro Street, Gardena, CA 90248 (Unic. L.A. County)

Completely Refurbished (As New) in 2016

New Concrete Yard and Block Wall – New Power and Power Distribution

New Fire Sprinkler • New interior dock-hi loading • 3 positions

New upstairs offices and on-site apartment – 3,000 SF

New Truck Scale • Very Secure Facility • Large Concrete Yard

For Sale: \$6,500,000

For Lease: \$28,000 per Month Gross (\$1.12 PSF)

Additional Property Specs:

Brand New Overhead Sprinkler System

13'4" under beam; 15'6" under roof panel

10'x10' Ground Level Doors; Skylights

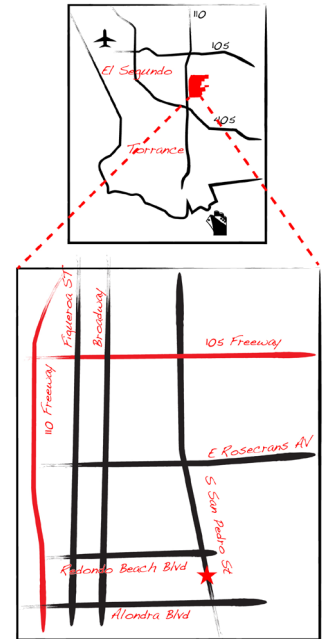
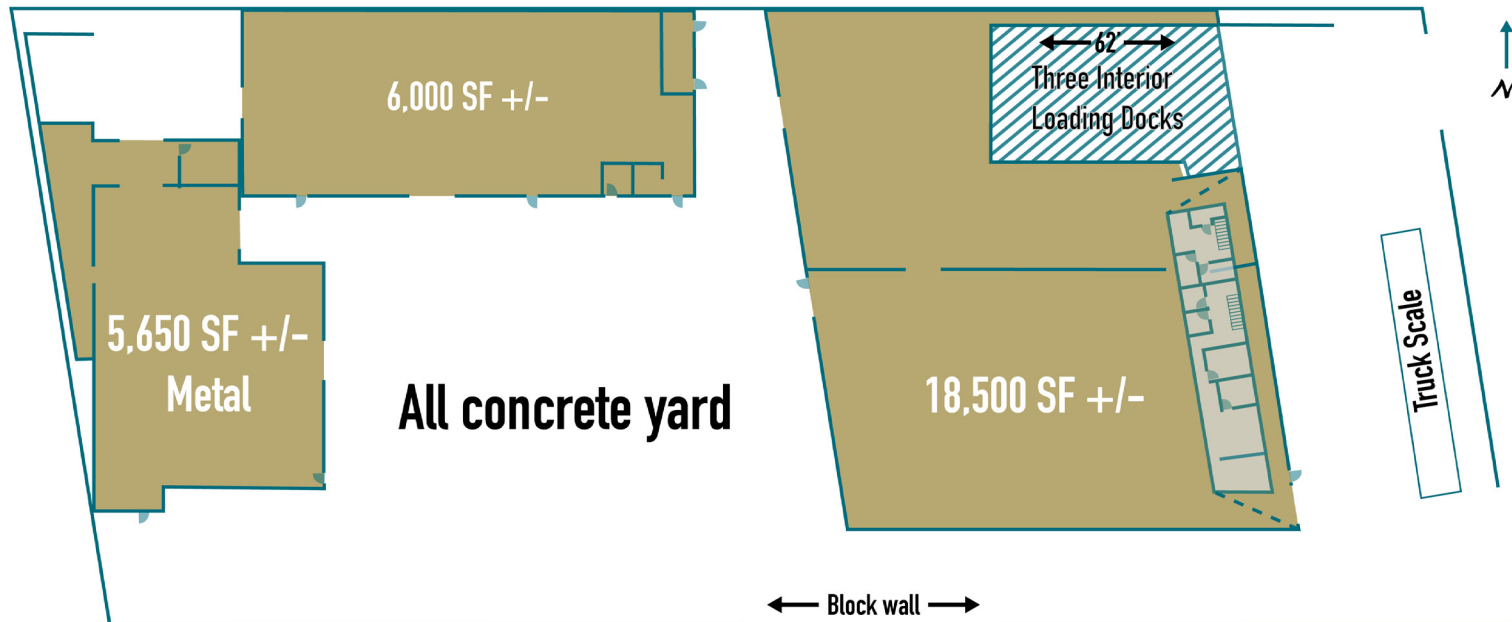
Brand New 2000 AMP Power Panel and Transformer

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All measurements approximate