



AVAILABLE

Klein Commercial
Real Estate, Inc.
1204 W. Gardena Blvd, #A
Gardena, CA 90247
Tel. 310-493-0053
www.kleincom.com



FOR SALE

Los Angeles Industrial Infill

431 W. Compton Boulevard, Gardena, CA



**431 W. Compton Boulevard, Gardena, CA (P.O.) –
Unincorporated Los Angeles County.**

36,078 Square Foot Building on a Lot of 68,656 Square Feet

Built in 1962 – Bow Truss Roof – 7 Dock-Hi

1 Block from 110 Freeway at Redondo Beach Blvd On/Off Ramp

1200 Amps/480 Volts • .33/3000 Fire Sprinkler

2300 Square Feet of mostly open offices • 6 Restrooms • Building Divides

15' Under the Beam – Up to 27'

For Sale at \$7,035,600.00 (\$195 PSF)

Leased until June 2019 – Tenant will agree to leave early under the right circumstances

Please Contact: Jim Klein, SIOR; 310-451-8121; jimklein@kleincom.com

*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental, improvements and any other conditions that affect the Tenant's use and occupancy of the property.



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