



# AVAILABLE

Klein Commercial  
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# FOR SALE

## 87,190 SF Industrial Lot

## 14500 S Avalon Blvd, Gardena, CA



**2.0 Acre Industrial Lot For Sale**

**Rare Flag Lot Parcel – Unincorporated Los Angeles County**

**Central Location near 110 Freeway and 105 Interchange – Unincorporated Los Angeles County**

**13 Miles to Downtown Los Angeles; 11.5 Miles to LAX; 16 Miles to Harbor**

**Ideal Storage Lot for Contractors, Material and Equipment Storage, Rental, Outside Uses**

**Build-to-Suit for Long Term Tenant**

**Topography, Survey, and Phase I Environmental Report Available**

**M-1 Zoning – Los Angeles County**

**Minimal Improvements – Small Office Trailer with Utilities; Mostly Unpaved. Fenced and Secluded**

**For Sale at \$6,060,000 (\$69.50 PSF)**

**For More Information, Please Contact:**

**Jim Klein, SIOR; 310-451-8121;**

**[jimklein@kleincom.com](mailto: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 buyers 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 Buyer's use and occupancy of the property.

# Potential Schemes - 2 Acre Site

