

Available SF

44,066 SF

Industrial For Lease & For Sale

Building Size

44,066 SF

**Address:**

15000 S Broadway, Gardena, CA 90248

Cross Streets:

S Broadway/W Compton Blvd

Corner Location

Unincorporated LA County - No Business License Tax

Includes 2 Private Fenced Yards

Dock High and Ground Level Loading

Short or Long Term Basis

Lease Rate/Mo: \$52,879
Lease Rate/SF: \$1.20
Lease Type: Industrial Gross
Available SF: 44,066 SF
Minimum SF: 44,066 SF
Prop Lot Size: 1.76 Ac / 76,666 SF
Term: Acceptable to Owner
Sale Price: \$8,592,870.00
Sale Price/SF: \$195.00
Taxes: \$31,704 / 2026
Yard: Fenced / Paved
Zoning: M-2

Sprinklered: Yes
Clear Height: 13'-18'
GL Doors/Dim: 4
DH Doors/Dim: 3
A: 400 **V:** 480 **O:** 3 **W:** 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1963
Whse HVAC: No
Parking Spaces: 50 **/ Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,060 SF / 8
Restrooms: 4
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: Yes
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6129-008-043

Listing Company: The Klabin Company**Agents:** [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com), [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com), [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com)**Listing #:** 44563128**Listing Date:** 03/23/2026**FTCF:** CB300N000S250/A0AA**Notes:** Buyer/Lessee to verify all information contained herein.

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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE OR SALE

