



225 E. Redondo Beach Blvd.

Gardena, CA

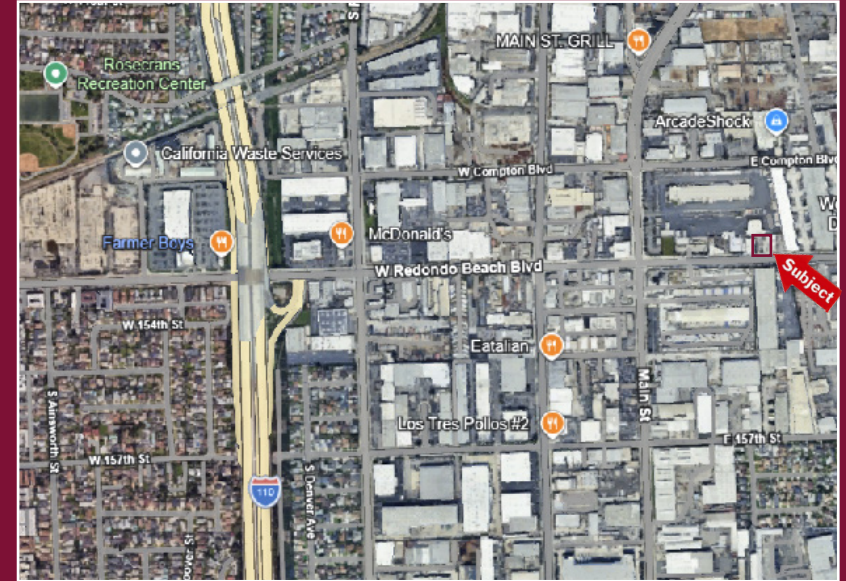
PRICE IMPROVEMENT



## FOR SALE

INDUSTRIAL BUILDING |  $\pm 2,025$  SF

Turnkey industrial property in unincorporated LA County between Gardena and Compton. This property has had numerous upgrades under current ownership. The office and bathrooms were renovated in 2020 along with all new LED lighting throughout. Truck ramps were built to be configurable for vehicle entry into the building and for easy removal for storage. Security gates were added to the front bay door and front entry in September 2023. A new heavy duty slatted roll up door was installed in October 2024. The back door was serviced with new rollers, pulleys and cables at the same time. Ring monitored camera and alarm system are active.





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The property is plumbed for air and has a permitted spray booth with copies of permits in hand (Buyer to rely upon its own Due Diligence to confirm allowable uses). The building is equipped with multiple 220V circuits. M2 Heavy Manufacturing zoning allows for numerous business applications. +/-11 foot clear height ceiling. Rear yard provides additional storage or working space. Equipment can be made available for purchase if desired.

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



### SALE & PROPERTY DETAILS

- Sale Price: ~~\$629,000~~ \$595,000
- Building Size: +/-2,025 SF
- Parcel Size: +/-3,332 SF
- Zoning: M2
- APN: 6129-016-072

#### **Contact Us**

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