

FOR SALE



355 W ALONDRA BLVD, GARDENA, CA 90248

HEAVY INDUSTRIAL



OFFERING MEMORANDUM  
RARE SOUTH BAY INDUSTRIAL PROPERTY

# PROPERTY OVERVIEW

355 W. Alondra Blvd. represents a rare opportunity to acquire a large-scale industrial facility situated on an expansive 2.31-acre parcel in the heart of the South Bay. The property is currently utilized as a green waste recycling plant and is well-suited for a variety of industrial, recycling, storage, or owner-user operations, subject to applicable approvals.

The site features a total of 51,341 square feet of existing improvements, comprised of a 40,778 square foot metal industrial building and an additional 10,563 square feet of ancillary storage and office structures. The functional site layout, combined with significant infrastructure investments, positions this asset as a highly competitive industrial offering within the market.

---

## PROPERTY TYPE

Heavy Industrial

## APN

6125-001-012

## BUILDING SIZE 51,341 SF

-Metal Building: 40,778 SF

-Warehouse/Office: 10,563 SF

## ZONING

LCM1

## LOT SIZE

-2.31 AC

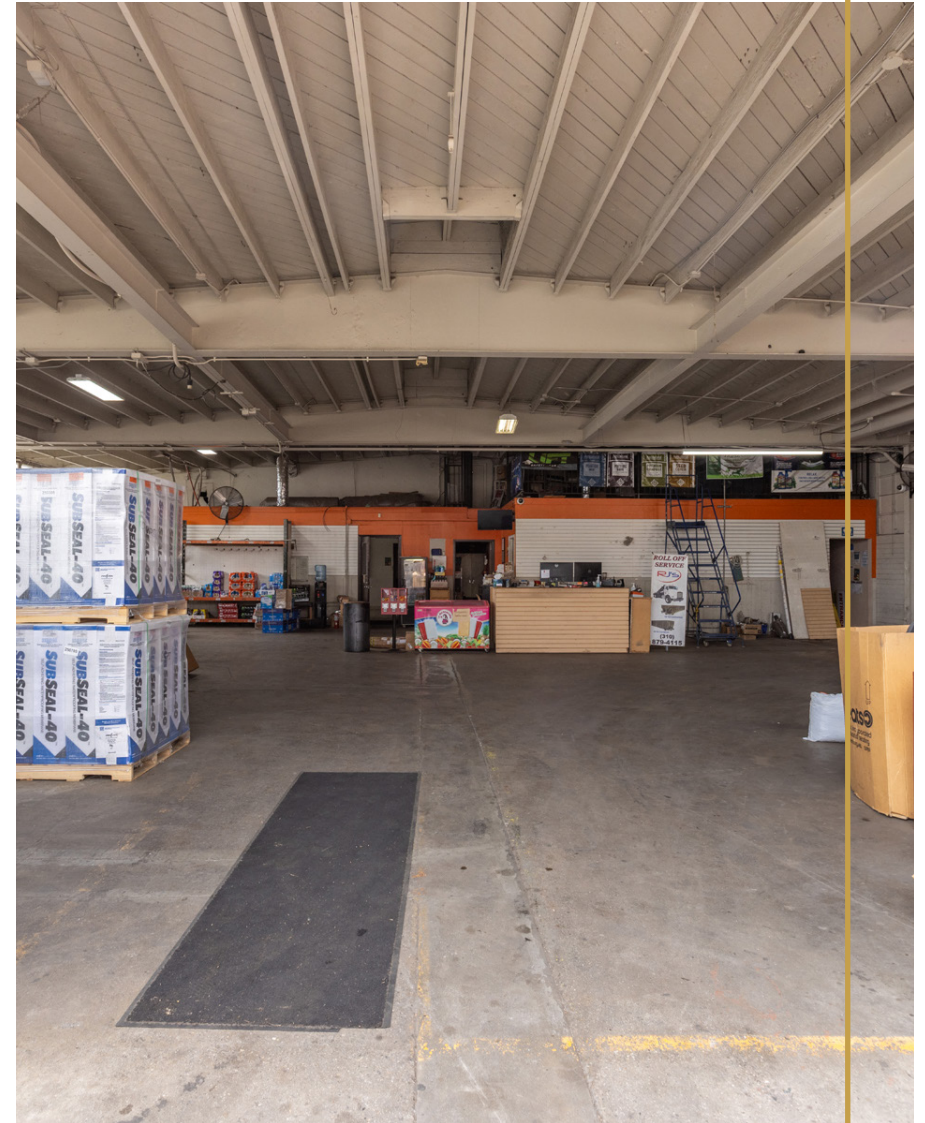
-100,362 SF

## BUILDING HT

42'

## BUILT

1955





## SITE IMPROVEMENTS

**Total Land Area:** 2.31 acres (approximately 100,362 square feet).

**Total Building Area:** 51,341 square feet.

- 40,778 square feet metal industrial building.
- 10,563 square feet of storage and office structures.

The property benefits from substantial power capacity, featuring approximately 2,000 amps of electrical service. In addition, the site is equipped with over \$1,000,000 in solar panel improvements, providing long-term energy efficiency, cost savings, and sustainability advantages. Natural gas service is also available to the property, further enhancing operational flexibility.

## LOCATION & ACCESS

Strategically located along West Alondra Boulevard, the property offers exceptional regional connectivity. The site provides immediate and efficient access to the 405, 110, and 105 Freeways, allowing for seamless distribution throughout Los Angeles County, the South Bay, and greater Southern California. Its central South Bay location makes it ideal for industrial users requiring proximity to major transportation corridors, ports, labor pools, and end users.

# INVESTMENT HIGHLIGHTS

- Large 2.31-acre industrial site with over 51,000 square feet of improvements.
- Significant power infrastructure with approximately 2,000 amps of electrical service.
- Over \$1,000,000 invested in solar panel improvements.
- Natural gas and solar power on site.
- Excellent freeway access to the 405, 110, and 105 Freeways.
- Currently operating as a green waste recycling facility.
- Located in unincorporated Los Angeles County.
- Ideal for owner-users, industrial operators, or investors seeking a specialized industrial asset.

# INVESTMENT HIGHLIGHTS

The property is located within unincorporated Los Angeles County, which may offer operational and regulatory flexibility compared to incorporated municipalities. Buyers are encouraged to conduct their own due diligence with Los Angeles County regarding permitted uses, zoning, and operational requirements.

## SUMMARY

355 W. Alondra Blvd. offers a compelling opportunity to acquire a highly improved industrial facility on a sizable land parcel in a supply-constrained submarket. With strong infrastructure, excellent freeway access, and significant existing improvements, the property is well-positioned for continued industrial use or repositioning, subject to approvals.

This offering represents an exceptional chance for investors or owner-users seeking scale, power capacity, and long-term operational efficiency in the South Bay.







# © PROPERTY PHOTOS



# PROPERTY PHOTOS



# MARKET OVERVIEW

355 W Alondra Blvd, Gardena, CA 90248

5 mile radius

## HOUSEHOLD & POPULATION CHARACTERISTICS

\$68,705	\$648,919	98,895
Median Household Income	Median Home Value	Owner Occupied Housing Units
35.6	1960	3.2
Median Age	Median Year Built	Average Household Size

## HOUSEHOLD & POPULATION

413,928	689,008
Current Total Population	2029 Projected Population
752,781	-3.49%
2020 Census	Growth 2024-2029

## RACE

75,173	155,740	10,570
White	Black	Am. Indian & Alaskan
81,400	4,817	406,976
Asian	Hawaiian & Pacific Islander	Hispanic Origin

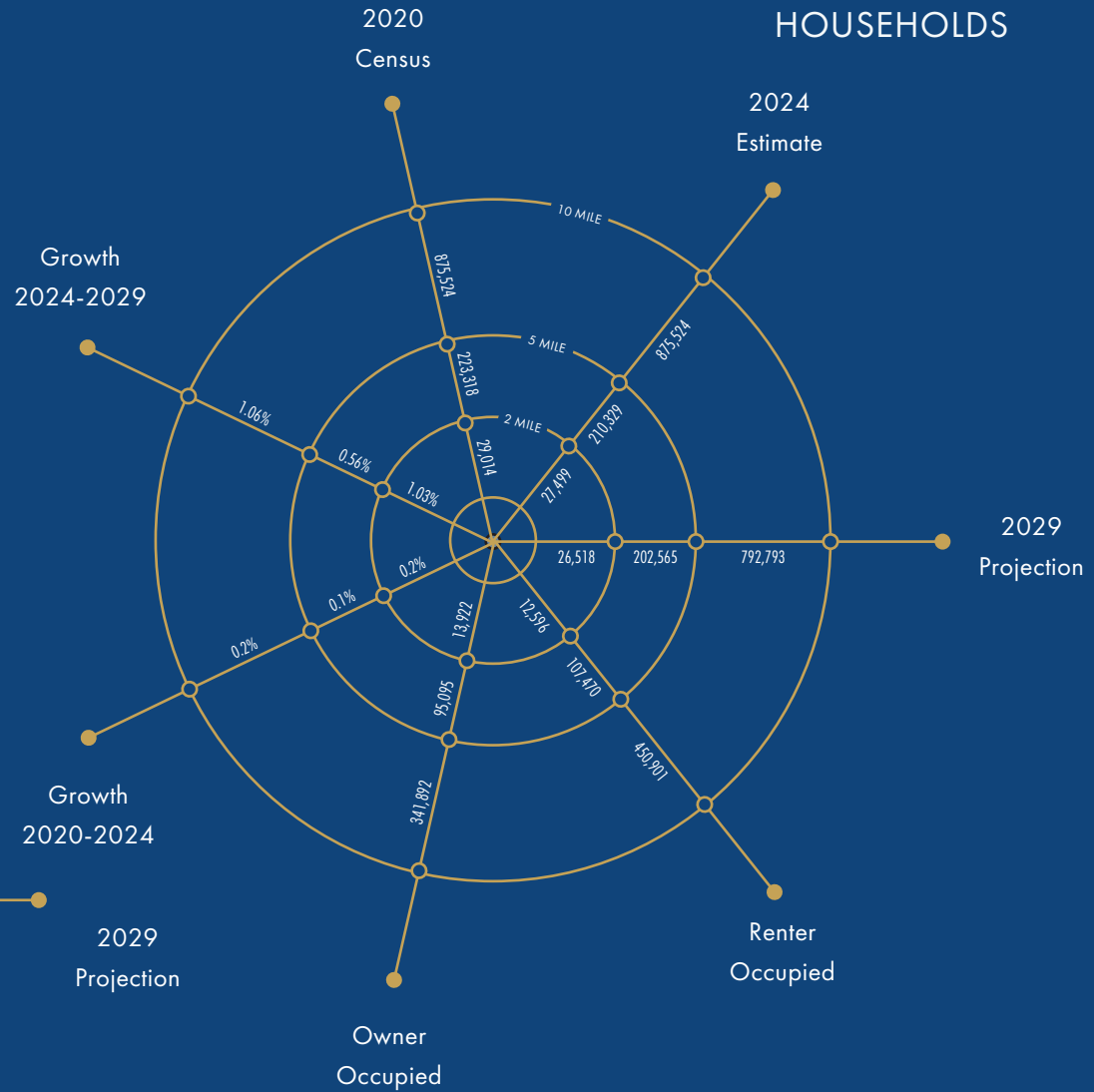
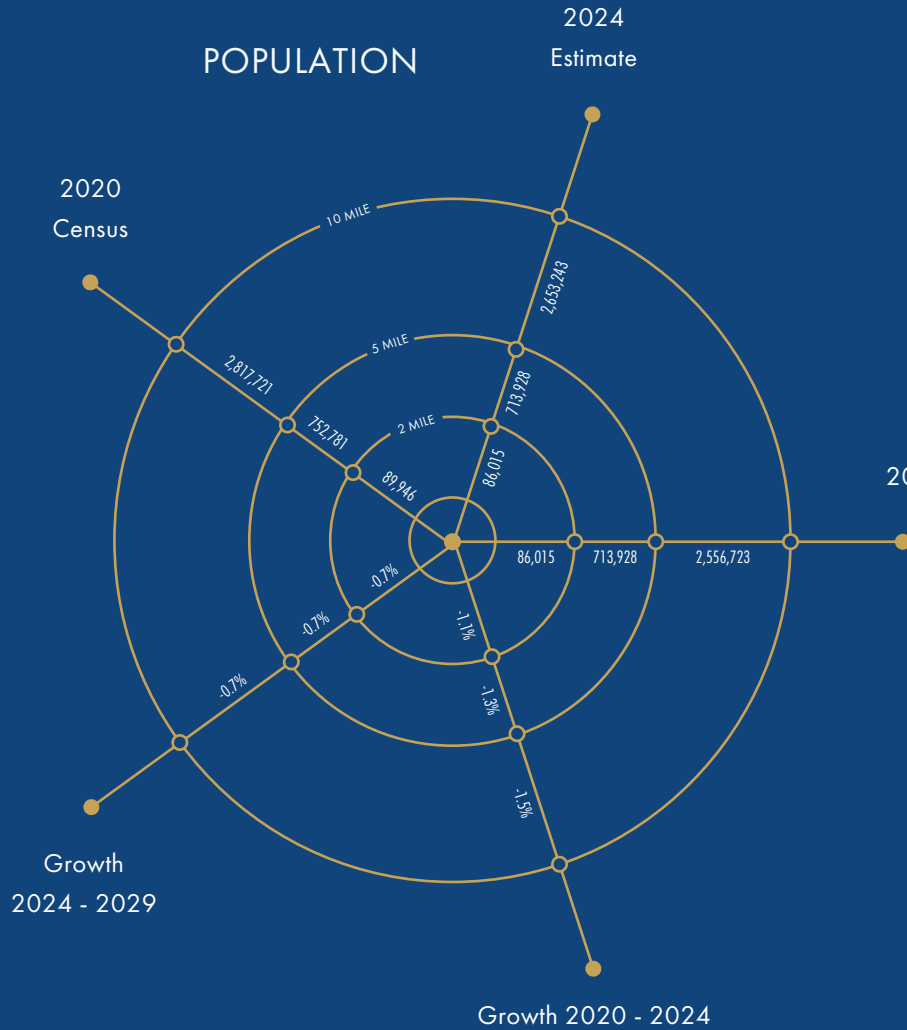
## EDUCATION

25.29%	23.14%
No High School Diploma	High School Graduate
14.09%	5.44%
Bachelors Degree	Graduate/Prof Degree


# DEMOGRAPHICS

## 355 W Alondra Blvd.

Gardena, CA 90248



<p><b>\$70,398</b></p> <p>Median Household Income (2 Mile)</p>	<p><b>\$89,117</b></p> <p>Avg Household Income (2 Mile)</p>	<p><b>INCOME</b></p>
--	---	----------------------



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union Commercial and it should not be made available to any other person or entity without the written consent of Equity Union Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe we believe reliable; however, Equity Union Commercial has not verified, and will not verify, any of the information contained herein, nor has Equity Union Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. verified,

EXCLUSIVELY LISTED BY:

CESAR GONZALEZ | DRE #: 01864871

DIRECTOR, COMMERCIAL INVESTMENTS

CESAR@EQUITYUNION.COM

818 974 0681