

15500

S. MAIN  
STREET

GARDENA  
UNINCORPORATED LA



ZACUTO GROUP  
COMMERCIAL REAL ESTATE

FOR SALE

120,881 SF  
WAREHOUSE





**AVAILABLE FOR SALE**  
**15500 S. MAIN STREET**  
**GARDENA, CA 90248**

UNINCORPORATED LOS ANGELES

**BUILDING SIZE: 120,881 TOTAL SF**

**LOT SIZE: 214,228 SF**

**APN: 6129-020-029**

**BUILDING A:**

- ±71,336 SF (15,000 SF of office)
- Ceiling Height: 18'
- Year built: 1961
- Leased to Warehouse/Distribution company @ \$1.00/SF MG, 10-year term, 4% annual escalations, expiration: 11/30/33

**BUILDING B:**

- ±49,545 SF (300 SF of office)
- Ceiling Height: 32'
- Year built: 2004
- Leased to a pharmaceutical company @ \$2.00/SF + NNN, 5-year term, 4% annual increases, expiration: 5/30/2028

**LISTING TEAM**

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**BUILDING B**  
49,545 SF  
LEASED

**BUILDING A**  
71,336 SF  
LEASED





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**LOADING (TOTAL):**

- 18 Dock High Positions
- 2 Ground Level Doors

**PARKING:**

- 129 Auto Stalls / 27 Trailer Stalls
- Fits up to 40' Containers

**ZONING:**

M2 Industrial (Unincorporated L.A. County)

- No City Business License Tax
- Located within the Green Zone

**SPRINKLERS:** Yes

**POWER:** 1,200 Amps (120/240-volt)

**YARD:** Concrete. Gated, fully-secured & lit





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# 15500 S. MAIN STREET

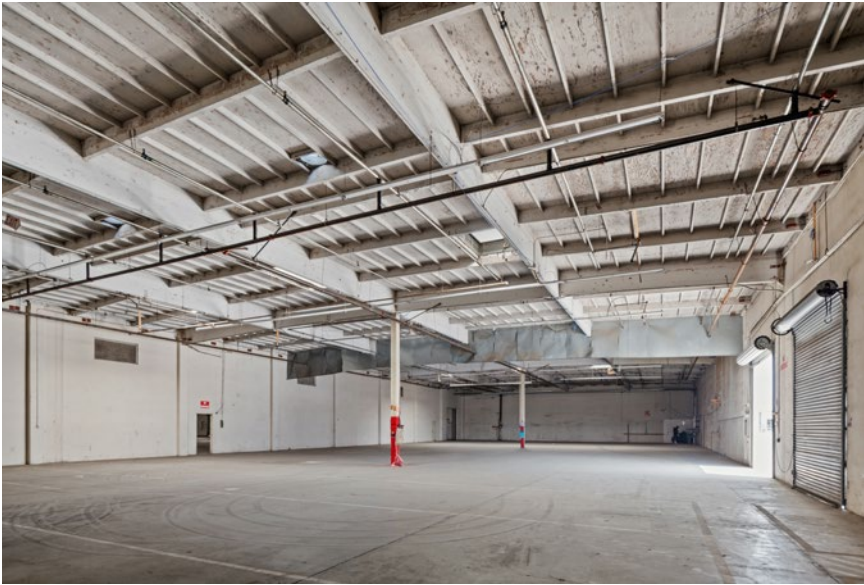
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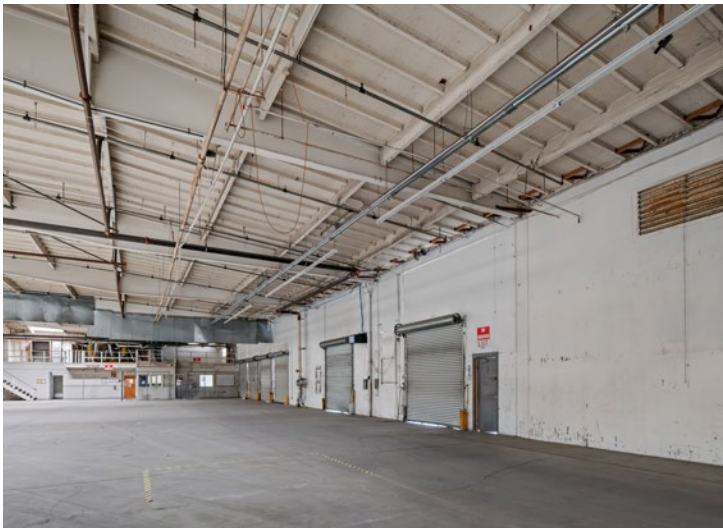
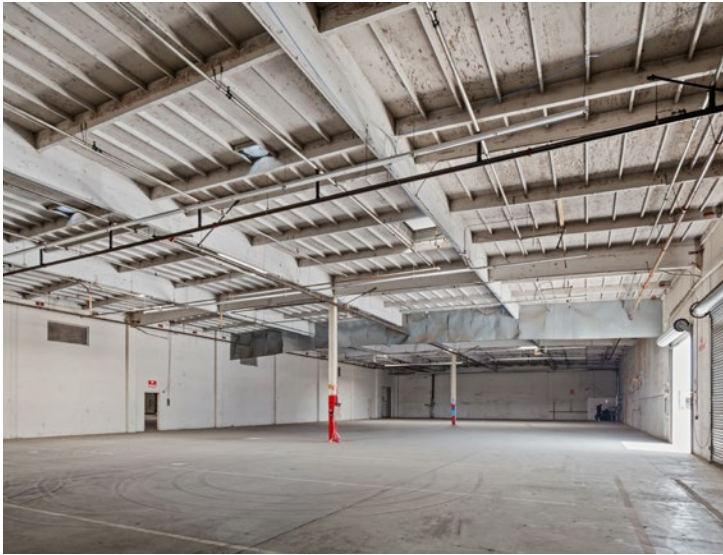
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