



# 424 — 430

W REDONDO BEACH BLVD  
GARDENA, CA 90248

3 BUILDING CAMPUS FOR SALE | ±26,000 SF

AN EXCEPTIONAL INDUSTRIAL  
OPPORTUNITY IN GARDENA

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# 3 Building Campus For Sale

## Executive SUMMARY

A rare South Bay infill industrial offering, **424-430 W Redondo Beach Blvd** presents a compelling for-sale opportunity in the heart of Gardena. Situated along a high-visibility corridor with immediate connectivity to the 110 and 405 freeways, the asset appeals to both owner-users seeking a flagship location and investors targeting durable, supply-constrained product.

The property's adjacent addresses create flexibility for single-user occupancy or multi-tenant strategies, with the ability to tailor operations, branding, and future value-add. In a market where functional industrial space is scarce and last-mile demand remains resilient, this location checks all the boxes—access, visibility, and long-term fundamentals.



# Property

## LOCATION

### High Visibility Destination Location

Positioned within Gardena's established industrial core, the site benefits from fast east-west and north-south circulation via W Redondo Beach Blvd, the 110 Harbor Freeway, and the 405 San Diego Freeway.

The address sits in the South Bay logistics ecosystem that serves the Ports of Los Angeles/Long Beach, LAX, and the greater Los Angeles basin. Daily conveniences, labor, and service amenities are all close at hand, supporting efficient operations and an attractive employee experience.



Prime South Bay infill with direct access to the 110 & 405; convenient reach to the 91 and 105 corridors.



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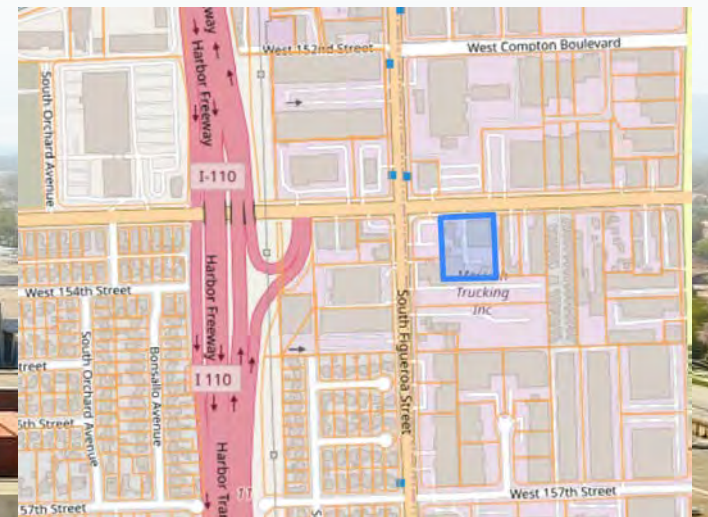
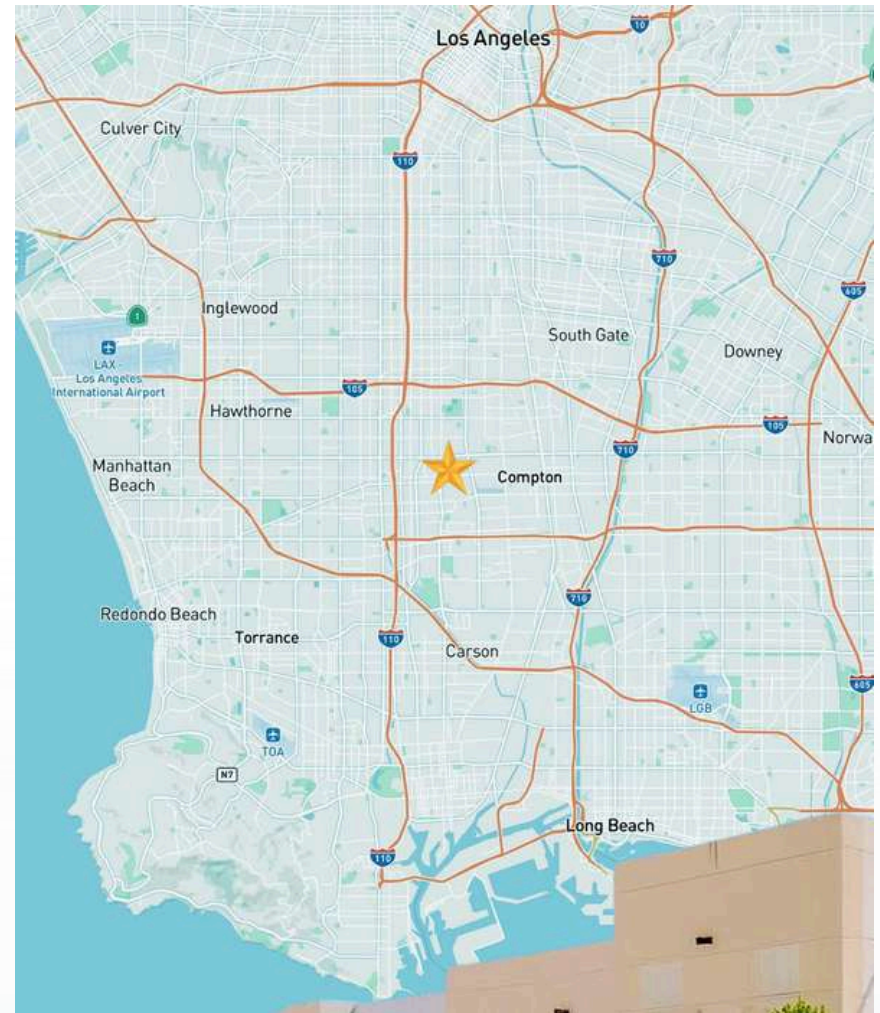
Strategic proximity to the Ports, LAX, & dense consumer populations for true last-mile coverage.



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Established labor pool, abundant nearby services, and strong supplier ecosystem.





## PROPERTY FACTS & SALE OFFERING:

• <b>Sale Price:</b>	\$8,000,000	• <b>Sprinklered:</b>	Yes
• <b>Sale Price/SF</b>	\$307.69	• <b>Clear Height:</b>	13' - 18'
• <b>Available SF:</b>	26,000 SF	• <b>Doors</b>	
• <b>Lot Size:</b>	1.54 AC	◦ <b>GL Doors/Dim:</b>	10 / 10x10; 12x12;12x16
• <b>Taxes:</b>	\$20,000 / 2025	◦ <b>DH Doors/Dim:</b>	1 / 10x10
• <b>Yard:</b>	Fenced		A: 400 V: 240 O:3 W:4
• <b>Zoning:</b>	M-1-IP-GZ	• <b>Whse HVAC:</b>	No
• <b>Construction Type:</b>	Concrete	• <b>Office SF / #:</b>	4,300 SF
• <b>Year Built:</b>	1957	• <b>Restrooms:</b>	8
• <b>APN:</b>	6129-004-017	• <b>Office HVAC:</b>	Heat & AC
• <b>Market/Submarket:</b>	LA South	• <b>Finished Ofc Mezz:</b>	1,000 SF
• <b>Vacant:</b>	Yes	• <b>To Show:</b>	Call Broker
• <b>Specific Use:</b>	Warehouse/Distribution		
• <b>Parking</b>			
◦ <b>Spaces</b>	52		
◦ <b>Ratio</b>	2.00:1,000		

**Extra Land:**  
**38% Building to Land Ratio**

# Property

## OVERVIEW

## Exceptionally Well-Maintained

**424-430 W Redondo Beach Blvd** is an infill industrial asset spanning adjacent street numbers, creating optionality for a range of users—light manufacturing, distribution, wholesale, showroom, or creative industrial.

The site's street frontage offers brand presence and straightforward truck and customer approach, while the surrounding trade area supports both regional distribution and last-mile fulfillment.

Clear, flexible layouts and the ability to configure for single or multiple occupants give a buyer room to scale, reposition, or hold for stable income—whatever the strategy, the real value is in the dirt and the irreplaceable location.





# Site

MAP







# 424 — 430 W REDONDO BEACH BLVD GARDENA, CA 90248

3 BUILDING CAMPUS FOR SALE | ±26,000 SF  
1/2 BLOCK TO THE HARBOR (110) FREEWAY AT REDONDO BEACH BOULEVARD EXIT



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