



1303 W EL SEGUNDO BOULEVARD

GARDENA, CA 90247

INDUSTRIAL BUILDING FOR SALE | ±9,000 SF
MAJOR BOULEVARD EXPOSURE - CORNER LOT FENCED REAR YARD

1303 W El Segundo Boulevard presents a rare opportunity to acquire a well-located industrial asset in the heart of Gardena's thriving South Bay submarket. Positioned along a highly visible corridor with immediate access to major transportation routes, the property offers both functional utility and long-term investment appeal. Ideal for an owner-user or investor, this offering combines strategic location, strong fundamentals, and proximity to one of Southern California's most dynamic industrial corridors.

Opportunities of this caliber, where location, accessibility, and versatility align, are increasingly limited in today's market.

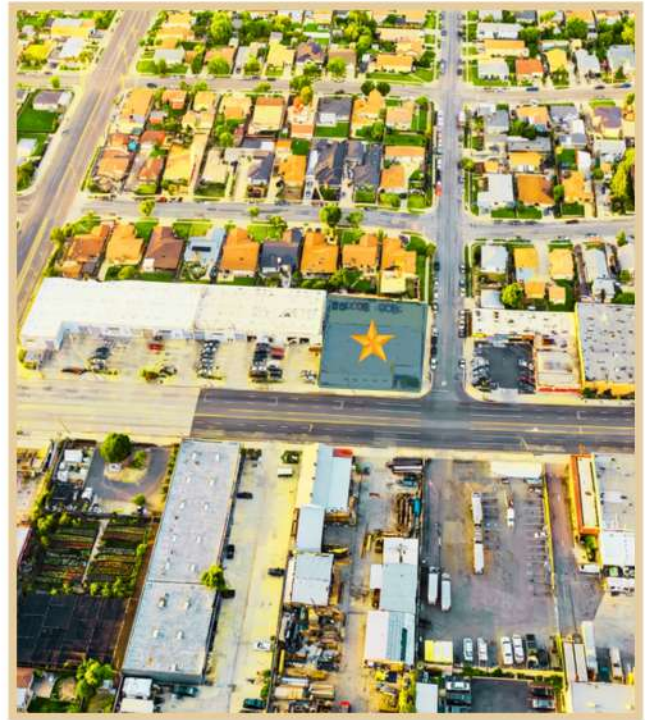


High Visibility Destination Location

- 9,000 Square Foot Industrial Building
- 16,000 Square Foot Lot
- Corner Lot on High Visibility Boulevard
- Fenced Rear Yard - 15 Car Parking
- Built in 1967
- 15' Clear Height - Concrete Construction
- 120/240V Power - 2 Separate Meters
- 486 Square Feet of Offices; 3 Bathrooms
- Formerly Used for Apparel Manufacturing
- Unincorporated Los Angeles County - Gardena Post Office
- Near Harbor (110) and Century (105) Freeways
- Asking \$2,588,800 (\$288 per square Foot)

PROPERTY FACTS & SALE OFFERING:

• Sale Price:	\$ 2,588,800.00	• Sprinklered:	No
• Sale Price/SF	\$ 287.64	• Clear Height:	15'
• Available SF:	9,000 SF	• Doors	
• Lot Size:	0.37 AC / 16,000 SF	◦ GL Doors/Dim:	2 / 12'x12'
• Taxes:	\$ 33,800 / 2026	◦ DH Doors/Dim:	0
• Yard:	Fenced	• Power:	A: TBD V: 120/240 O: 3 W: 4
• Zoning:	C-M	• Whse HVAC:	No
• Construction Type:	Concrete	• Office SF / #:	468 SF / 2
• Year Built:	Existing / 1967	• Restrooms:	3
• APN:	6089-032-015	• Office HVAC:	Heat & AC
• Market/Submarket:	Gardena/North Compton	• Finished Ofc Mezz:	0 SF
• Vacant:	Yes	• To Show:	Call Broker
• Specific Use:	Manufacturing		
• Parking			
◦ Spaces	15		
◦ Ratio	1.7:1		






The property features a functional industrial layout designed to accommodate a range of uses including warehousing, light manufacturing, and distribution. Its configuration supports efficient operations, with clear span areas, accessible loading, and practical circulation throughout the site



SCHEDULE A MEETING WITH JIM



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