



14505

SOUTH MAIN STREET

GARDENA, CA 90248

**INDUSTRIAL BUILDING FOR LEASE | ±23,500 SF
FENCED AND SECURED YARD - FREE STANDING INDUSTRIAL BUILDING
HEAVY POWER - 2000 AMPS POWER 277/480V**

Positioned in the heart of Gardena's established industrial corridor, 14505 S Main Street presents a rare opportunity to **occupy** a well-located **building with heavy power** in one of Los Angeles County's most sought-after infill markets. This property offers a compelling blend of functionality, accessibility, and long-term **value**, ideal for **tenants** looking to establish a strategic location for **manufacturing or distribution** in a high-demand submarket.

Core Gardena Industrial Asset

- 23,500 +/- Square Foot Industrial Building
- 44,000 +/- Lot - Free Standing Building
- Minimum Ceiling Height: 16'10"; 2000 Amps Power 277/480V
- Fenced and Secure Yard; M-2 Zoning
- 1,800 SF of Offices; Separate Shop Bathrooms
- Dock-Hi and Ground Level Loading
- Additional 2,700 SF of Sprinklered Storage, Not Included in Square Footage
- Heavy Power - 2000 AMPS 277/480V
- For Lease - \$31,725 per Month Net (\$1.35 PSF/Mo.) with Annual Increases - Low OPEX



PROPERTY FACTS & LEASE OFFERING:

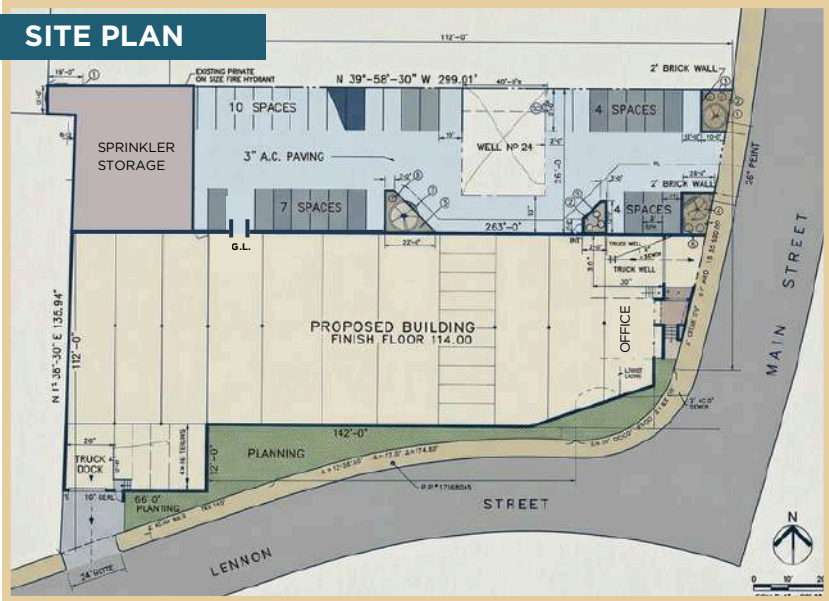
- **Lease Rate/Mo:** \$ 31,725
- **Lease Rate/SF:** \$ 1.35
- **Lease Type:** Net
 - **Op.Ex** \$ 0.120
- **Available SF:** 23,500 SF
- **Minimum SF:** 23,500 SF
- **Property Lot Size:** 1.01 AC / 44,000 SF
- **Term:** 5 Years
- **Taxes:** \$ 12,500 / 2025
- **Yard:** Fenced / Paved
- **Zoning:** M2x
- **Construction Type:** Masonry
- **Year Built:** Existing / 196*
- **APN:** 6129-009-048
- **Market/Submarket:** LA South
- **Vacant:** Yes
- **Specific Use:** Manufacturing
- **Possession:** 60 Days
- **Parking**
 - **Spaces** 25
 - **Ratio** 1.70:1000
- **Sprinklered:** Yes
- **Clear Height:** 17'
- **Doors**
 - **GL Doors/Dim:** 1
 - **DH Doors/Dim:** 1 / additional spot possible
- **Power:** A: 2000 V: 277/480
O: W: 4
- **Whse HVAC:** No
- **Office SF / #:** 1,800 SF / 4
- **Restrooms:** 4
- **Office HVAC:** Heat & AC
- **Finished Ofc Mezz:** 0 SF
- **To Show:** Call Broker

Gardena continues to emerge as a strategic hub within the South Bay, driven by its proximity to major freeways, the ports, and the greater Los Angeles consumer base. The surrounding area offers a dynamic mix of industrial and commercial activity, supported by a growing workforce and strong infrastructure.

AERIAL MAP






SITE PLAN



SCHEDULE A MEETING WITH JIM

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