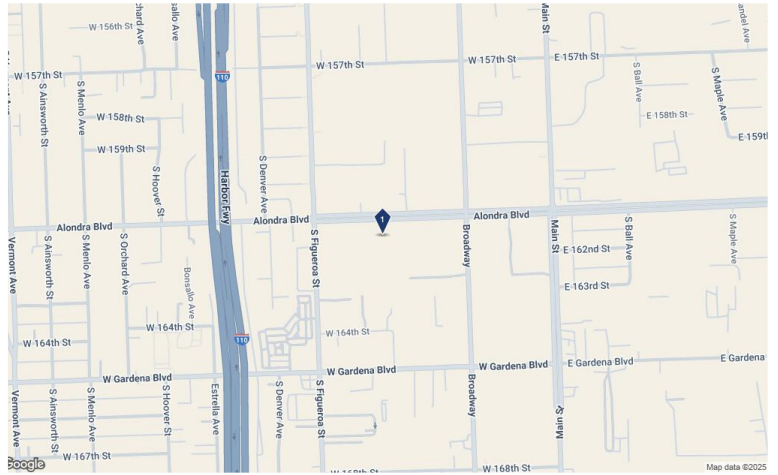




Gardena, CA 90248 (Los Angeles County) - West Rancho Dominguez Submarket



|                 |                           |             |                |
|-----------------|---------------------------|-------------|----------------|
| Asking Price    | \$5,200,000 (\$269.54/SF) | Land        | 0.81 AC        |
| Status          | Active                    | Built       | 1966           |
| Sale Type       | Investment or Owner User  | On Market   | 263 Days       |
| Investment Type | Core                      | Last Update | August 4, 2025 |
| RBA             | 19,292 SF                 |             |                |

Located at 400 West Alondra Boulevard in Gardena, California, this industrial property is a versatile space suitable for various operations. The facility encompasses approximately 19,292 square feet and was constructed in 1966. Situated on a 0.81-acre lot, the property is zoned for light manufacturing, making it ideal for small equipment manufacturing, machine shops, automotive services, or mixed use. Its strategic location provides easy access to major transportation routes, enhancing logistical efficiency. The building's design supports a range of industrial activities, offering ample room for operations and storage. This property presents a valuable opportunity for businesses seeking a well-equipped and conveniently located facility in the Gardena area.

|                |                                  |           |                       |
|----------------|----------------------------------|-----------|-----------------------|
| RBA (% Leased) | 19,292 SF (100%)                 | Drive Ins | 3 total/ 8' w x 10' h |
| Built          | 1966                             | Docks     | 1 exterior            |
| Tenancy        | Multiple                         | Levelers  | None                  |
| Parking Spaces | 0.89/1,000 SF; 16 Surface Spaces |           |                       |

|              |                     |        |              |
|--------------|---------------------|--------|--------------|
| Land Area    | 0.81 AC (35,279 SF) | Zoning | ML, Carson   |
| Building FAR | 0.55                | Parcel | 6125-018-006 |
| Crane        | None                |        |              |

### Bus Line, Signage