



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**GATED INDUSTRIAL WAREHOUSE**



**1245 W. EL SEGUNDO BOULEVARD**  
GARDENA, CALIFORNIA

## SALE

# Details

1245 W. EL SEGUNDO BLVD

GARDENA, CALIFORNIA 90247

### PRICE

**\$2,800,000**

### PPSF (BUILDING)

**\$212/SF**

### LOT SF

**19,528 SF**

### BUILDING SF

**13,184 SF**

### LEASE RATE

**\$1.25/SF IG**

### PARKING

**13 spaces**

### POWER

**800A/120 - 240V 3P 4W Heavy**

### YEAR BUILT

**1989**

### APN

**6089-031-021**

### LISTING TEAM



#### CHASE COHEN

Director

818.914.9331

chase@zacutogroup.com

DRE #02032851

#### BENJI GRIBNAU

Vice President

858.337.4991

benji@zacutogroup.com

DRE #02069968

### FUNCTIONAL INDUSTRIAL FOOTPRINT

±13,184 SF warehouse building situated on approximately .30 acres, offering an efficient layout for light industrial, storage, or distribution.

### STRATEGIC GARDENA LOCATION

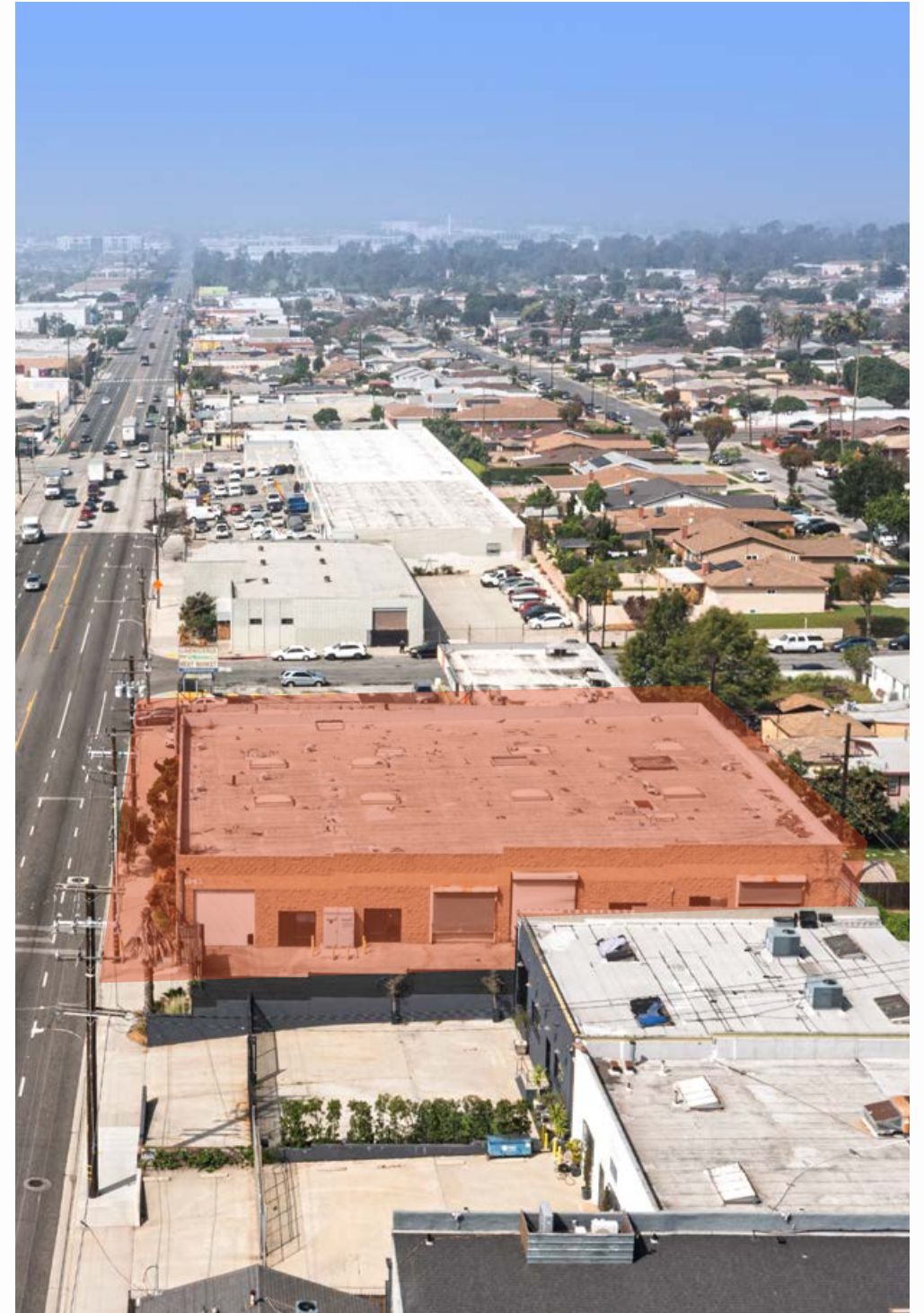
Positioned in the highly sought-after Gardena industrial submarket, known for its central access to major freeways and proximity to key logistics hubs, making it ideal for last-mile distribution and service-oriented industrial users.

### FLEXIBLE ZONING & USE POTENTIAL

C-M / industrial zoning allows for a variety of uses including warehouse, light manufacturing, and mixed-use industrial applications, increasing tenant and buyer demand.

### INFILL INDUSTRIAL SUPPLY CONSTRAINTS

Located in a dense infill market with limited new industrial supply & strong surrounding population base, supporting long-term rent growth and asset appreciation fundamentals.



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4 MIN DRIVE TO FREEWAY ENTRANCE! -----

(JUNCTION TO  ± 2 MIN OR SO)



EL SEGUNDO BLVD

**STRATEGIC LOCATION  
NEAR THE 110/105**

1245 W. EL SEGUNDO BLVD

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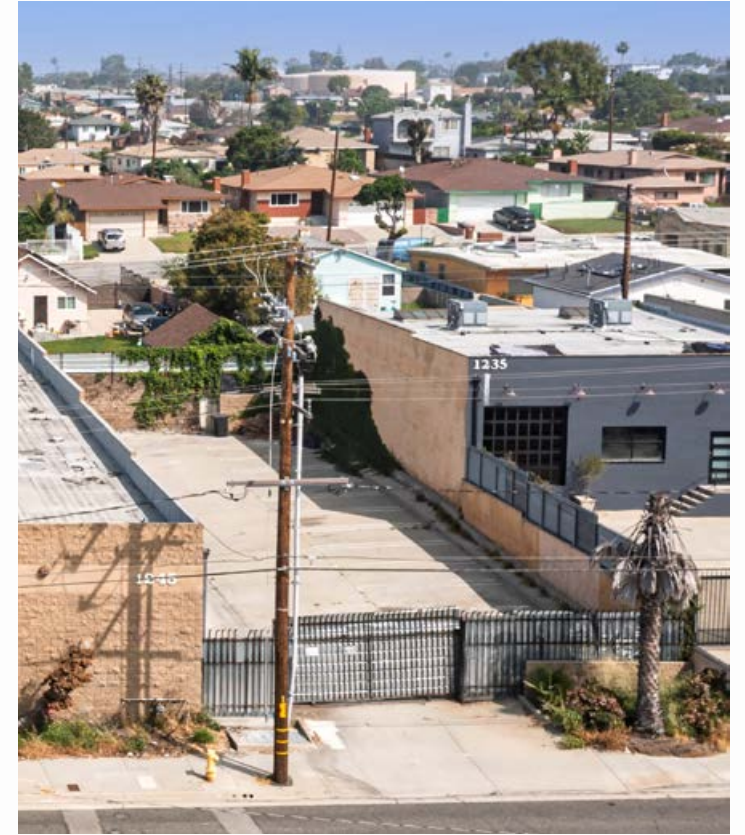
## STRATEGIC GARDENA LOCATION

Central access to major freeways + near key regional logistics & distribution hubs.



## GL ROLL UP LOADING DOORS

4 GL roll up door for delivery and loading



## GATED & SECURE WITH ON SITE PARKING

Fully gated facility with 13 striped on-site parking spaces.



EL SEGUNDO BLVD

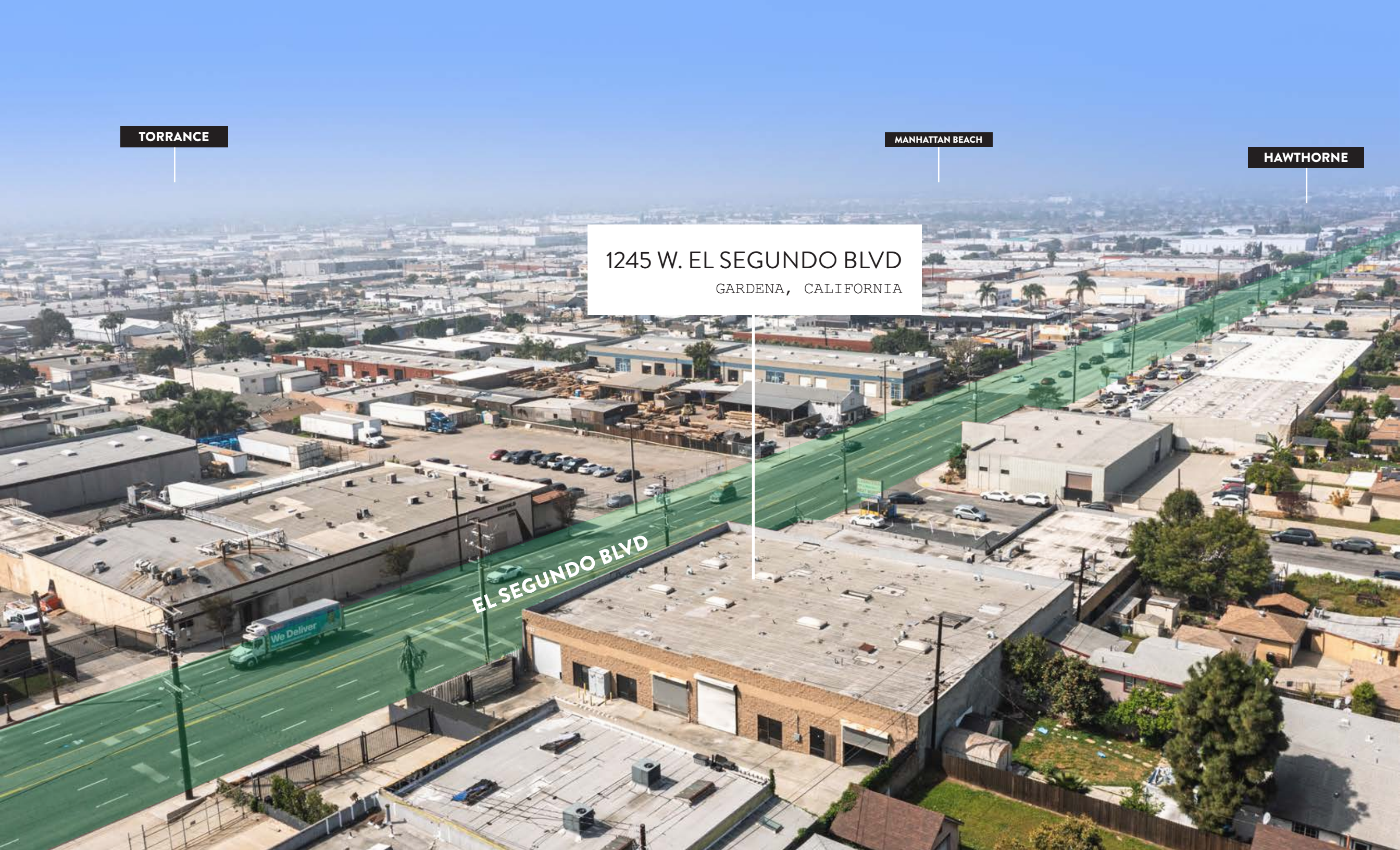
TORRANCE

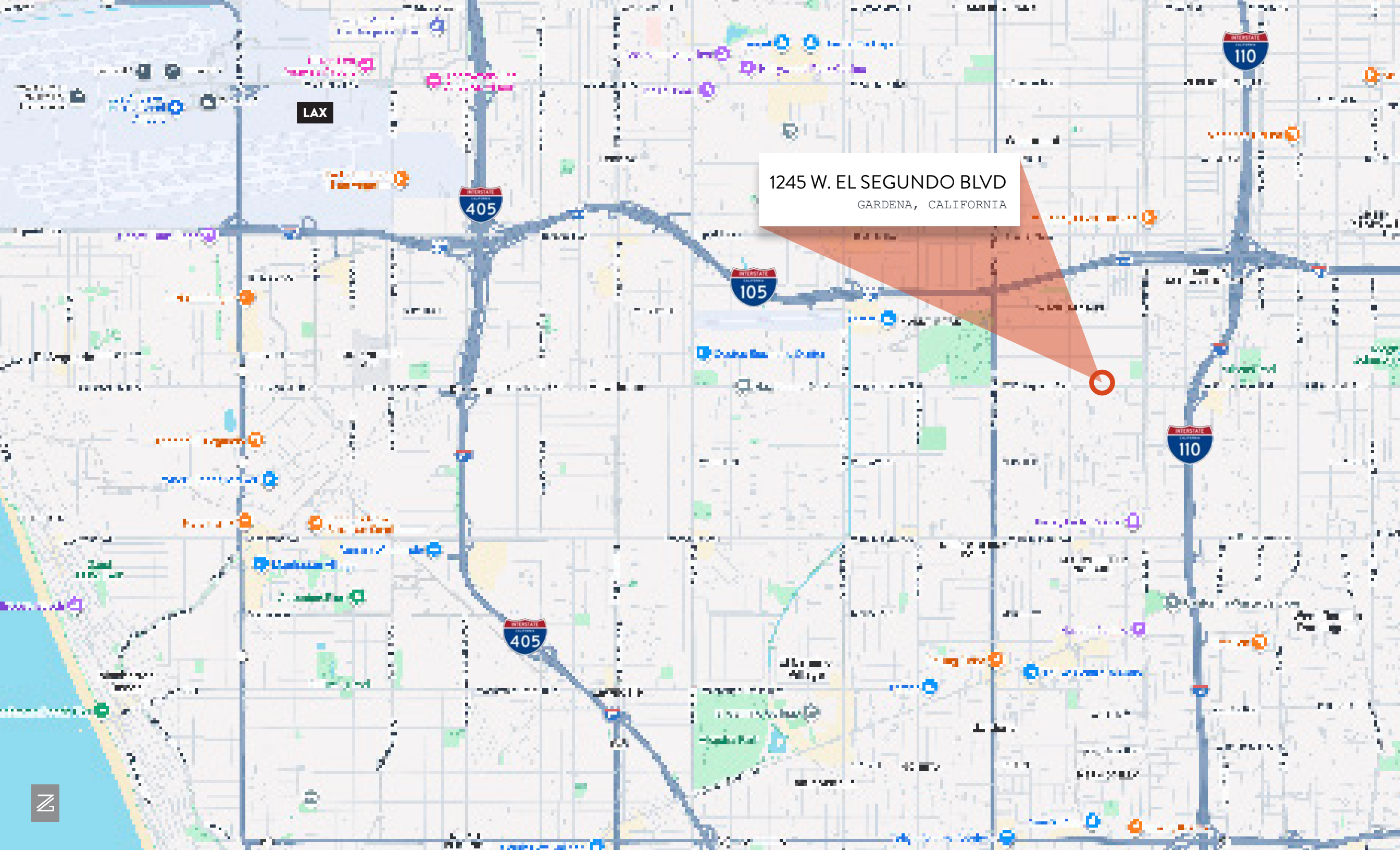
MANHATTAN BEACH

HAWTHORNE

1245 W. EL SEGUNDO BLVD  
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EL SEGUNDO BLVD





LAX

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GARDENA, CALIFORNIA

# 1245 W. EL SEGUNDO BOULEVARD

## GARDENA, CALIFORNIA



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