

# FOR SALE

# 45,000 SF INDUSTRIAL

15711 S. BROADWAY, GARDENA, CA 90248



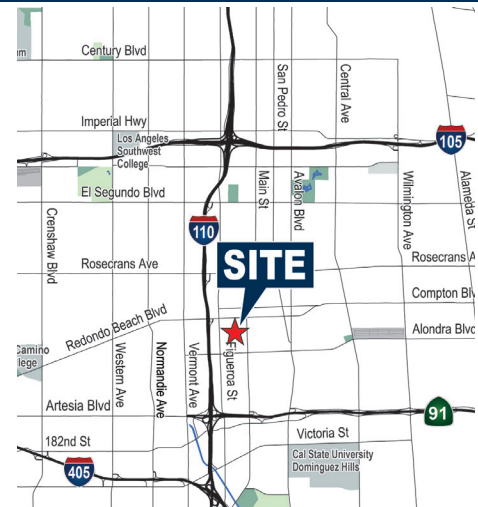
## PROPERTY FEATURES

- Building Area: 45,000 SF
- Office Area: 2,000 SF
- Clearance: 18' - 20'
- Loading: 3 Truck Positions
- 1 Ground Level Door
- Year Built: 1970 Remodeled 2025
- Parking: 45 Cars
- Heavy Power: 800 Amps  
277/480 Volts

## PROPERTY HIGHLIGHTS

- Newly Refurbished - Office, Restrooms, Paint, Lights, Pavement
- Fenced and Secured Yard
- Fire Sprinklers
- Close Proximity to 105, 405, 91 and 110 Freeways

**SALE Price: \$11,205,000 (\$249 PSF)**



EXCLUSIVELY OFFERED BY:

## Voit

REAL ESTATE SERVICES

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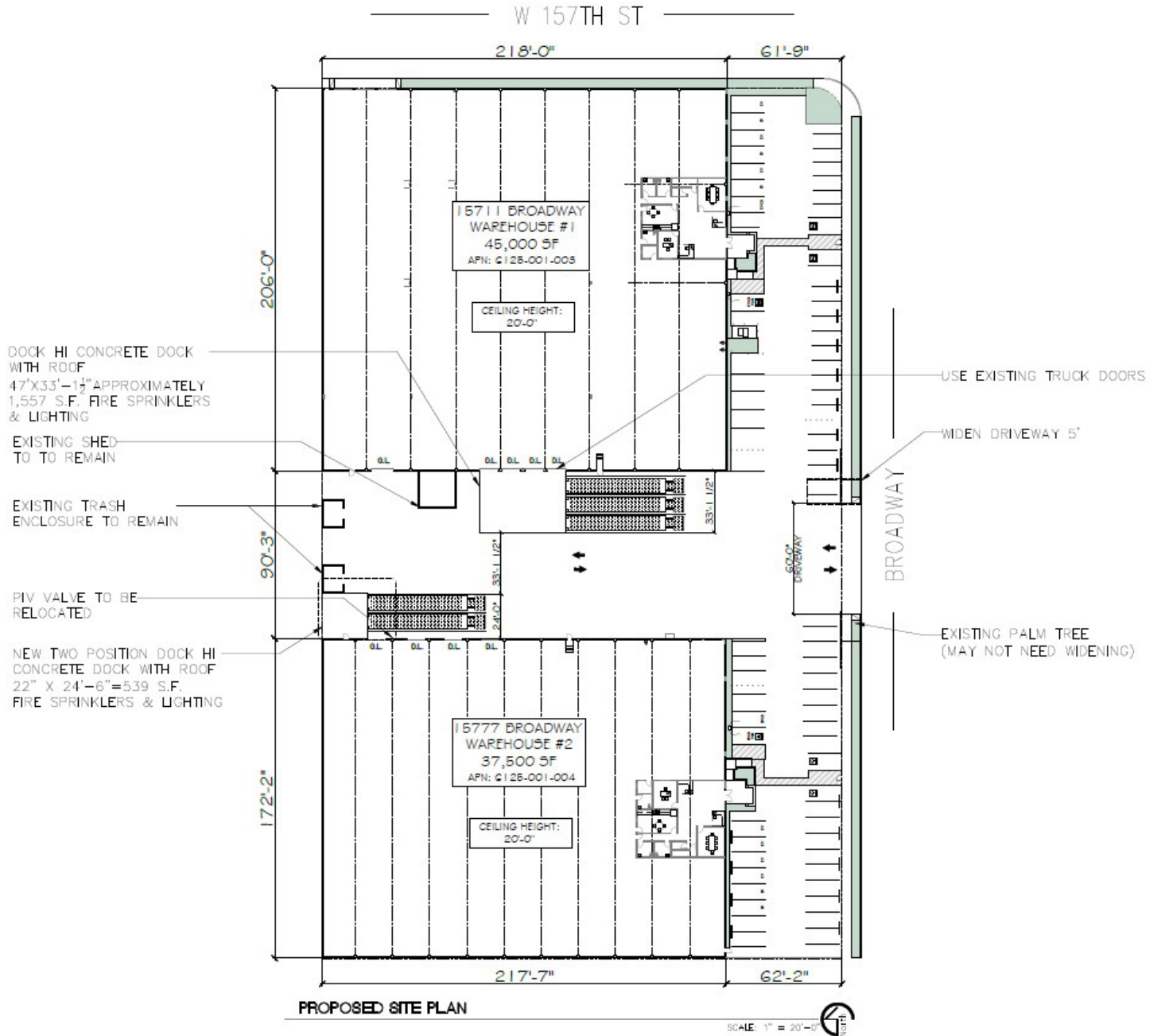
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