

19191 South Vermont Avenue, Suite 850 Torrance, CA 90502 | 310-538-6700



**Daum Commercial** 

2 01

Land For Lease

Available SF 87,421



Address:						
Cross Streets:						

## 520-526 El Segundo Blvd & 529-533 Carlin St, Compton, CA 90222

Alameda St/E El Segundo Blvd ±2.01 Acres Available for Lease and Sale

Fenced Yard / Street to Street Access 13 Miles to LA and Long Beach Ports 12 Miles to LAX \*Can Be Divided and Leased Separately (See Below)\*

Lease Rate/Mo: Lease Rate/SF:	\$25,352 \$0.29	Available Acres: Available SF:	2.01 Ac 87,421 SF	<b>Gas:</b> Water: Yes	Specific Use: Industrial Zoning: MH-B
Lease Type:	Gross	Building SF:	0 SF	Sewer: Yes	Rail Service: No
Lease Terms:	5-10 Years	Yard:	Yes	Electric:	Market Area: Gardena/North Compton
Sale Price/SF:	NFS			Fiber:	<b>APN:</b> 6169024012,6169024010,61690
Sale Price:	NFS				

Listing Company:Daum CommercialAgents:Brad Levin 310-538-6728, Anthony Bergeman, SIOR 949-341-4511

Listing #: 65fdbfabd9af3533b49b9fb8

Notes: APN's: 6169-024-009, 6169-024-010, 6169-024-011, 6169-024-013, Can be divided and leased separately. 520 & 526 El Segundo Blvd is ± 43,852 SF of Land. 529 & 533 Carlin St is ± 43,569 SF of land.

Listing Date: 03/22/2024

FTCF:





CB000N000S000/A0AA

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.