



**Address:** 520-536 E El Segundo Blvd & 529-533 Carlin St, Compton, CA 90222  
**Cross Streets:** N Alameda St/E El Segundo Blvd

Build to Suit Possible Lease/Sale  
 Prime Alameda Corridor Adjacent Location  
 Fenced Yard / Partial Concrete Paved  
 13 Miles from Ports / 12 Miles to LAX  
 Excellent Access to 105, 710, 110, & 91 Freeways  
 Divisible to 43,600 SF & 22,250 SF

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|---|--|--|
| <b>Lease Rate/Mo:</b> \$19,097          | <b>Sprinklered:</b> ESFR                         | <b>Office SF / #:</b> 2,225 SF                 |
| <b>Lease Rate/SF:</b> \$0.29            | <b>Clear Height:</b> 32'                         | <b>Restrooms:</b>                              |
| <b>Lease Type:</b> Gross                | <b>GL Doors/Dim:</b> 2 / Ramp                    | <b>Office HVAC:</b> Heat & AC                  |
| <b>Available SF:</b> 65,850 SF          | <b>DH Doors/Dim:</b> 5                           | <b>Finished Ofc Mezz:</b> 4,450 SF             |
| <b>Minimum SF:</b> 22,250 SF            | <b>A: TBD V: O: W:</b>                           | <b>Include In Available:</b> Yes               |
| <b>Prop Lot Size:</b> 3 Ac / 130,847 SF | <b>Construction Type:</b> Concrete               | <b>Unfinished Mezz:</b> 0 SF                   |
| <b>Term:</b> Acceptable to Owner        | <b>Const Status/Year Blt:</b> Proposed           | <b>Include In Available:</b> No                |
| <b>Sale Price:</b> TBD                  | <b>Whse HVAC:</b> No                             | <b>Possession:</b> 08/01/2024                  |
| <b>Sale Price/SF:</b> TBD               | <b>Parking Spaces:</b> 77 / <b>Ratio:</b> 1.2:1/ | <b>Vacant:</b> N/A                             |
| <b>Taxes:</b>                           | <b>Rail Service:</b> No                          | <b>To Show:</b> Call broker                    |
| <b>Yard:</b> Fenced/Paved               | <b>Specific Use:</b> Warehouse/Distribution      | <b>Market/Submarket:</b> Gardena/North Compton |
| <b>Zoning:</b> MH-B                     |  | <b>APN#:</b> 6169024012,6169024010,61          |
| <b>Listing #:</b> 40593194              | <b>Listing Date:</b> 06/18/2024                  |  |

