



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

Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	2,225 SF
Lease Rate/SF:	TBD	Clear Height:	32'	Restrooms:	
Lease Type:		GL Doors/Dim:	2 / Ramp	Office HVAC:	Heat & AC
Available SF:	65,850 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	4,450 SF
Minimum SF:	22,250 SF	A: TBD V: O: W:		Include In Available:	Yes
Prop Lot Size:	3 Ac / 130,847 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Planned	Include In Available:	No
Sale Price:	TBD	Whse HVAC:	No	Possession:	01/01/2026
Sale Price/SF:	TBD	Parking Spaces: 77 / Ratio:	1.2:1	Vacant:	N/A
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
Zoning:	MH-B			APN#:	6169024012,6169024010,61
Listing Company:	Daum Commercial				
Agents:	Brad Levin 310-538-6728 , Anthony Bergeman, SIOR 949-341-4511 , Michael Chase 949-341-4513 , Krishna Shegran 949-341-4512				
Listing #:	40593194	Listing Date:	06/18/2024	FTCF:	CB000N000S000/A0AA
Notes:	Sale price TBD. APN's 6169-024-009, -010, -011, -012, -013.				



