



Address: 520-536 E El Segundo Blvd & 529-533 Carlin St, Compton, CA 90222

Cross Streets: N Alameda St/E El Segundo Blvd

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

Sale Price:	TBD	Sprinklered:	ESFR	Office SF / #:	2,225 SF
Sale Price/SF:	TBD	Clear Height:	32'	Restrooms:	
Available SF:	60,847 SF	GL Doors/Dim:	2 / Ramp	Office HVAC:	Heat & AC
Prop Lot Size:	3 Ac / 130,847 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	4,450 SF
Taxes:		A: TBD V: O: W:		Include In Available:	Yes
Yard:	Fenced / Paved	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Zoning:	MH-B	Const Status/Year Blt:	Planned	Include In Available:	No
		Whse HVAC:	No	Possession:	01/01/2026
		Parking Spaces: 77 / Ratio:	1.3:1	Vacant:	N/A
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton
				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 #: 40592687

Listing Date: 06/18/2024

FTCF: CB000N000S000/A0AA

Notes: Sale price TBD. APN's 6169-024-009, -010, -011, -012, -013.



