

Available SF 24,000 SF

Industrial For Lease

Building Size 24,000 SF



**Address:** 2041 E Mariposa Ave, El Segundo, CA 90245

**Cross Streets:** Nash St/E Mariposa Ave

Outstanding El Segundo Location  
 Just Minutes to LAX/105/405 Freeways  
 Building 100% HVAC  
 Light Rail Station Nearby (Green Line)  
 Large Fenced Private Yard - 64 Car Parking  
 Dock High & Ground Loading

**Lease Rate/Mo:** \$54,000  
**Lease Rate/SF:** \$2.25  
**Lease Type:** Net  
**Available SF:** 24,000 SF  
**Minimum SF:** 24,000 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** CO

**Sprinklered:** Yes  
**Clear Height:**  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 2  
**A: 1000 V: 480/480 O: 3 W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1968  
**Whse HVAC:** Yes  
**Parking Spaces: 64 / Ratio: 2.7:1**  
**Rail Service:** No  
**Specific Use:** Mixed Use

**Office SF / #:** 6,302 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** LAX Area  
**APN#:** 4138019017

**Listing Company:** Daum Commercial  
**Agents:** [Brad Levin 310-538-6728](mailto:brad.levin@daumcommercial.com)  
**Listing #:** 39547625  
**Notes:** Call broker for commission information. Heavy power: 1000 amps (2500 amp service panel).

**Listing Date:** 01/09/2024

**FTCF:** CB000N000S000

