

Available SF 2,568 SF

Industrial For Lease

Building Size 14,954 SF



Address: 606 West El Segundo Blvd, Unit G, Los Angeles, CA 90248

Cross Streets: W El Segundo Blvd/S Figueroa St

Multi-Tenant Building
 Unit Completely Refurbished
 One (1) Grade Level Door
 ±16' Clear Height
 Harbor 110 Freeway Frontage

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|-----------------------|------------------------|-----------------------------------|------------------|------------------------------|-----------------------|
| Lease Rate/Mo: | \$4,494 | Sprinklered: | No | Office SF / #: | 500 SF / 2 |
| Lease Rate/SF: | \$1.75 | Clear Height: | 16' | Restrooms: | 1 |
| Lease Type: | Gross / Op. Ex: \$0.10 | GL Doors/Dim: | 1 | Office HVAC: | Heat & AC |
| Available SF: | 2,568 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 2,568 SF | A: 200 V: 120/208 O: 3 W: | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Concrete | Unfinished Mezz: | 0 SF |
| Term: | 3-5 Year or Submit | Const Status/Year Blt: | Existing / 1990 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | 09/01/2023 |
| Sale Price/SF: | NFS | Parking Spaces: 3 / Ratio: | 1.2:1 | Vacant: | No |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | Fenced | Specific Use: | Warehouse/Office | Market/Submarket: | Gardena/North Compton |
| Zoning: | CM | | | APN#: | 6132003029 |

Listing Company: Daum Commercial
Agents: [David Freitag 213-270-2235](mailto:David.Freitag@daumcommercial.com)
Listing #: 38609302
Notes: Call Broker to show. Lease terms: 3 to 5 years or submit. CAM fees: \$0.10 PSF. Lot size: POL. Special features: part of industrial park, freeway frontage, secured yard - recently refurbished. Please verify all information herein as Broker does not warrant its accuracy.

Listing Date: 08/02/2023 **FTCF:** CB250N000S000/A0AA