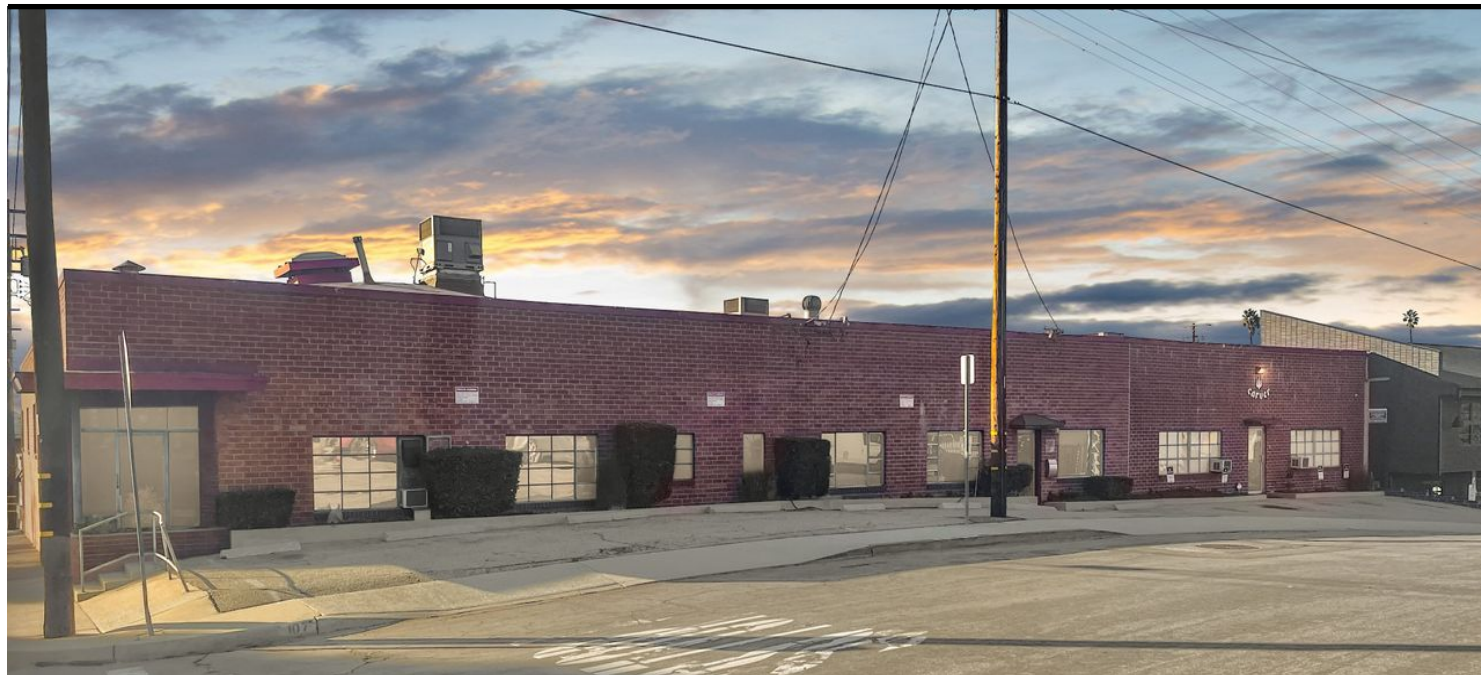


Available SF 3,528 SF

Industrial For Lease

Building Size 11,000 SF


Address: 111 Sierra St, El Segundo, CA 90245

Cross Streets: Sierra St/El Segundo Blvd

Sharp Industrial/Flex Building
 100% HVAC, 200 Amps of 3-Phase Power
 Dock High Loading, 9-Car Parking
 Prime Smoky Hollow Location in Business-Friendly El Segundo
 Walking Distance to Main St. Amenities
 Ideal for Tech, R&D, Design, Creative, Production & Flex Uses

| | | | | | |
|-----------------------|------------------------------|--------------------------------|-----------------------|------------------------------|--------------|
| Lease Rate/Mo: | \$8,467 | Sprinklered: | No | Office SF / #: | 1,325 SF |
| Lease Rate/SF: | \$2.40 | Clear Height: | | Restrooms: | 1 |
| Lease Type: | Industrial Gross | GL Doors/Dim: | 0 | Office HVAC: | Heat & AC |
| Available SF: | 3,528 SF | DH Doors/Dim: | 1 / 10'x8' | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 3,528 SF | A: 200 V: 240 O: 3 W: 3 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Masonry | Unfinished Mezz: | 0 SF |
| Term: | 3-5 years w Annual Adjustmen | Const Status/Year Blt: | Existing / 1953 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | Yes | Possession: | Now |
| Sale Price/SF: | NFS | Parking Spaces: 9 | / Ratio: 2.6:1 | Vacant: | Yes |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | Paved | Specific Use: | Warehouse/Office | Market/Submarket: | LAX Area |
| Zoning: | SB | | | APN#: | 4135-019-020 |

Listing Company: Reavis Realty

Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)
Listing #: 43800623

Listing Date: 11/07/2025

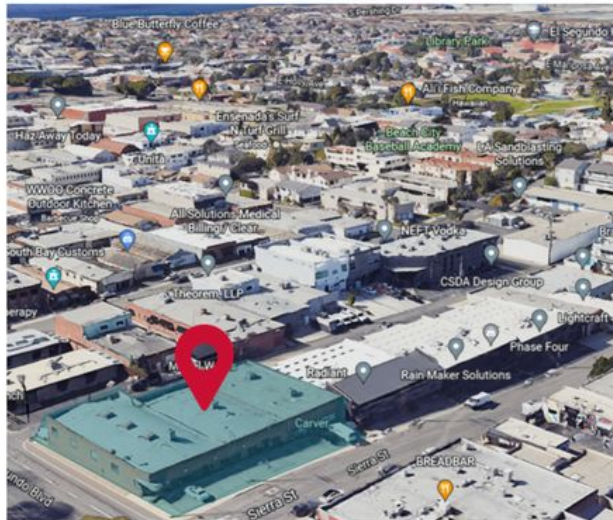
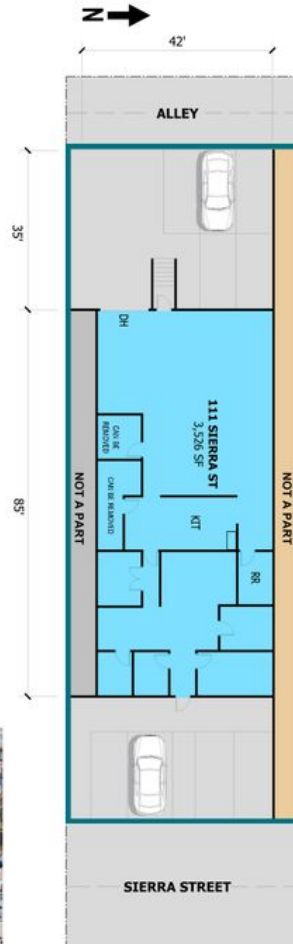
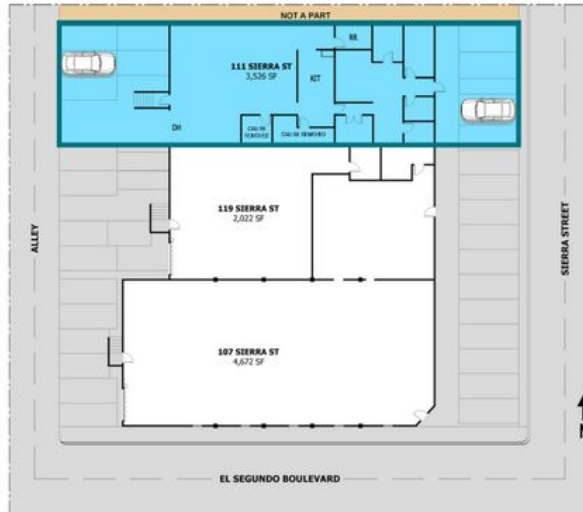
FTCF: CB250N000S000/OAA

Notes: Additional Electrical Service: 125 Amps, 120/240 Volts, 1-Phase. Office SF can be reduced to 1,050 SF. For quickest response, call or text cell (213) 709-6760. eric@reavisrealty.com



3,528 SF FOR LEASE | 111 Sierra St, El Segundo 90245

SITE PLAN



UNIT LAYOUT

Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

111 SIERRA ST.

ERIC REAVIS, SIOR

01216423

213.709.6760

eric@reavisrealty.com

