



**Property Name:** Regal Business Park  
**Address:** 1320 W El Segundo Blvd, Unit A, Gardena, CA 90247  
**Cross Streets:** W El Segundo Blvd/Normandie Ave

Newly Refurbished  
 Multi-Tenant Building  
 1 Ground Level Loading, 14' Clearance  
 Great 105 and 110 Freeway Access  
 El Segundo Boulevard Frontage

**Lease Rate/Mo:** \$3,308  
**Lease Rate/SF:** \$1.65  
**Lease Type:** Gross / Op. Ex: \$0.10  
**Available SF:** 2,005 SF  
**Minimum SF:** 2,005 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Paved  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 100 V: 220 O: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1978  
**Whse HVAC:** Yes  
**Parking Spaces: 3 / Ratio:** 1.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 250 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:** Gardena/North Compton  
**APN#:** 6115-001-003

**Listing Company:** The Klabin Company

**Agents:** [Scott Andersen 310-329-9000](tel:310-329-9000), [Matt Stringfellow 310-329-9000](tel:310-329-9000)

**Listing #:** 44194828

**Listing Date:** 01/21/2026

**FTCF:** CB300N000S000/A0AA

**Notes:** Lessee to verify all information contained herein.



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19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502  
 DRE 00824993

**310.329.9000**





**Property Name:** Regal Business Park  
**Address:** 1320 W El Segundo Blvd, Unit B, Gardena, CA 90247  
**Cross Streets:** W El Segundo Blvd/Normandie Ave

Newly Refurbished  
 Multi-Tenant Building  
 1 Ground Level Loading, 14' Clearance  
 Great 105 and 110 Freeway Access  
 El Segundo Boulevard Frontage

<b>Lease Rate/Mo:</b>	\$4,290	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	250 SF / 2
<b>Lease Rate/SF:</b>	\$1.65	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross / Op. Ex: \$0.10	<b>GL Doors/Dim:</b>	1 / 10'x10'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,600 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,600 SF	<b>A: 100 V: 220 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1978	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3</b>	/ Ratio: 1.2:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Gardena/North Compton
<b>Zoning:</b>	M1			<b>APN#:</b>	6115-001-003
<b>Listing Company:</b>	The Klabin Company				
<b>Agents:</b>	<a href="mailto:Scott.Andersen@klabin.com">Scott Andersen 310-329-9000</a> , <a href="mailto:Matt.Stringfellow@klabin.com">Matt Stringfellow 310-329-9000</a>				
<b>Listing #:</b>	44194871	<b>Listing Date:</b>	01/21/2026	<b>FTCF:</b>	CB300N000S000/A0AA
<b>Notes:</b>	Lessee to verify all information contained herein.				



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 TORRANCE, CA 90502

DRE 00824993

**310.329.9000**





**Property Name:** Regal Business Park  
**Address:** 1320 W El Segundo Blvd, Unit C, Gardena, CA 90247  
**Cross Streets:** W El Segundo Blvd/Normandie Ave

Newly Refurbished  
 Multi-Tenant Building  
 1 Ground Level Loading, 14' Clearance  
 Great 105 and 110 Freeway Access  
 El Segundo Boulevard Frontage

**Lease Rate/Mo:** \$3,432  
**Lease Rate/SF:** \$1.65  
**Lease Type:** Gross / Op. Ex: \$0.10  
**Available SF:** 2,080 SF  
**Minimum SF:** 2,080 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Paved  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 100 V: 220 O: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1978  
**Whse HVAC:** Yes  
**Parking Spaces: 3 / Ratio:** 1.4:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 250 SF  
**Restrooms:** 1  
**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:** Gardena/North Compton  
**APN#:** 6115-001-003

**Listing Company:** The Klabin Company

**Agents:** [Scott Andersen 310-329-9000](mailto:Scott.Andersen@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

**Listing #:** 44194851

**Listing Date:** 01/21/2026

**FTCF:** CB300N000S000/A0AA

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