



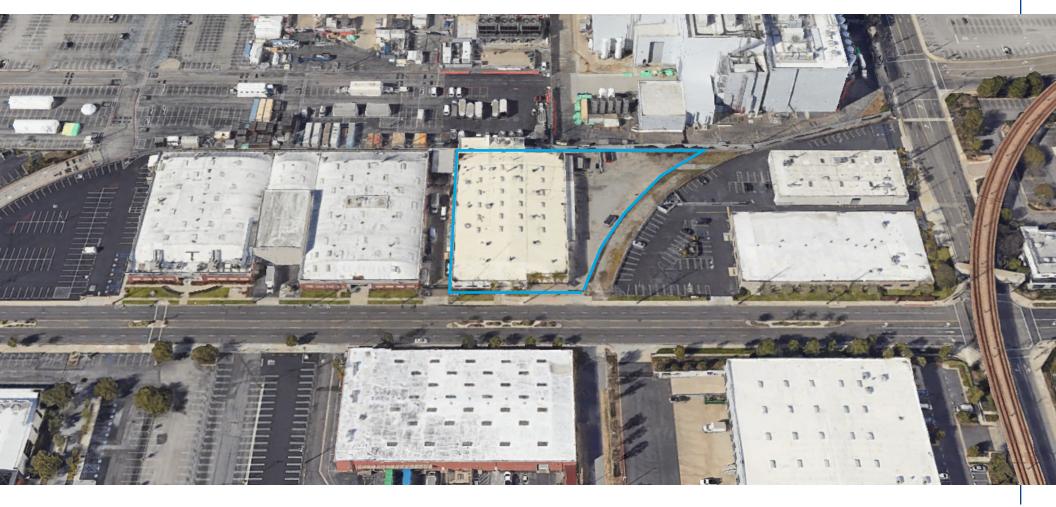
TRELLEBORG

2051 E. Maple Ave El Segundo, CA 90245

Excellent Value Add Opportunity

Executive Summary

Colliers Industrial Capital Markets, as exclusive advisor, is pleased to introduce to the market 2051 E. Maple Avenue (the "Property") located in the prized El Segundo submarket of Los Angeles. The Property is an existing manufacturing building totaling 32,081 square feet situated on 1.2 acres and is being offered on a fee simple basis.



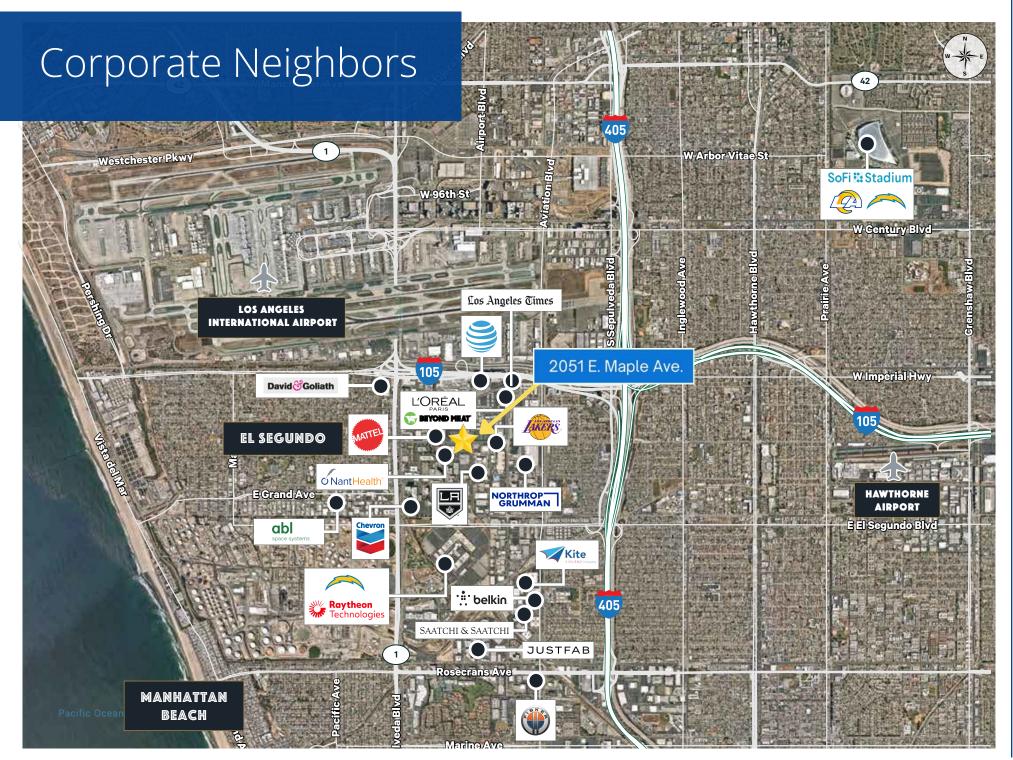




2051 E. MAPLE AVENUE | 3

Site Plan





2051 E. MAPLE AVENUE | 5

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