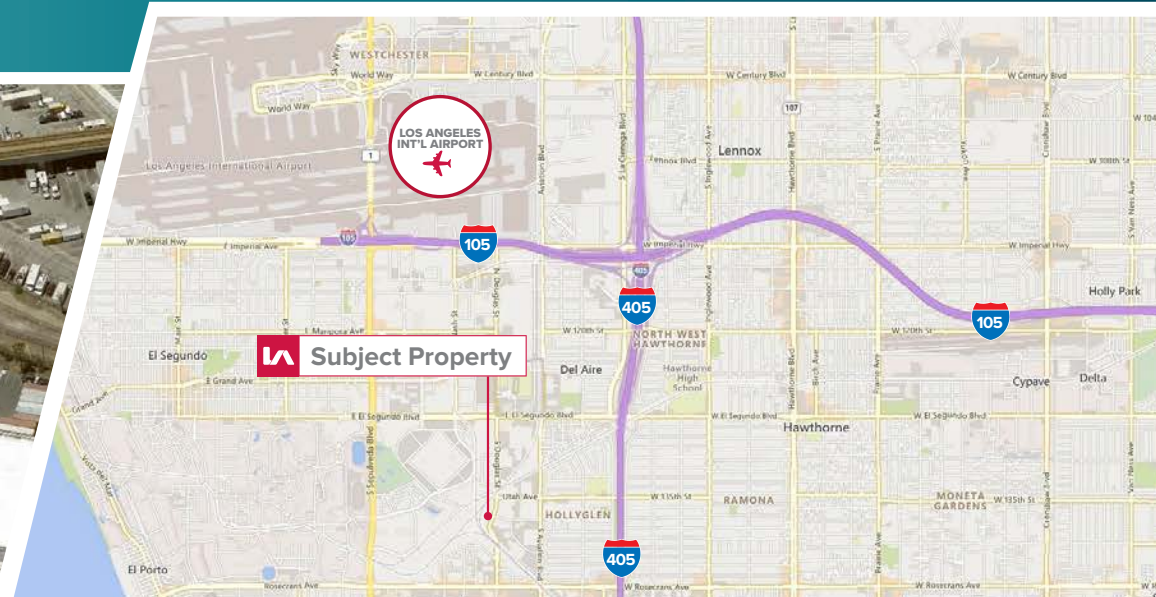


±26,454 SF Building | ±52,669 SF Land FOR SALE

625 S Douglas St | El Segundo, CA, 90245

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Property Highlights

- Class A Location / Closest Industrial Pocket to Beach Cities
- 1,200 Amps of Power
- Ample Parking
- First time on the Market in over 30 years!

BUILDING SIZE	±26,454 SF
LAND SIZE	±52,669 SF
CLEAR HEIGHT	19'
GRADE LEVEL DOORS	3
DOCK HIGH LOADING	1
ZONING	ESCM
PARCEL	4138009012

ANDY GAGE

VP & Principal
agage@lee-associates.com
310.265.3773
LIC NO 02015991

DAVID BALES

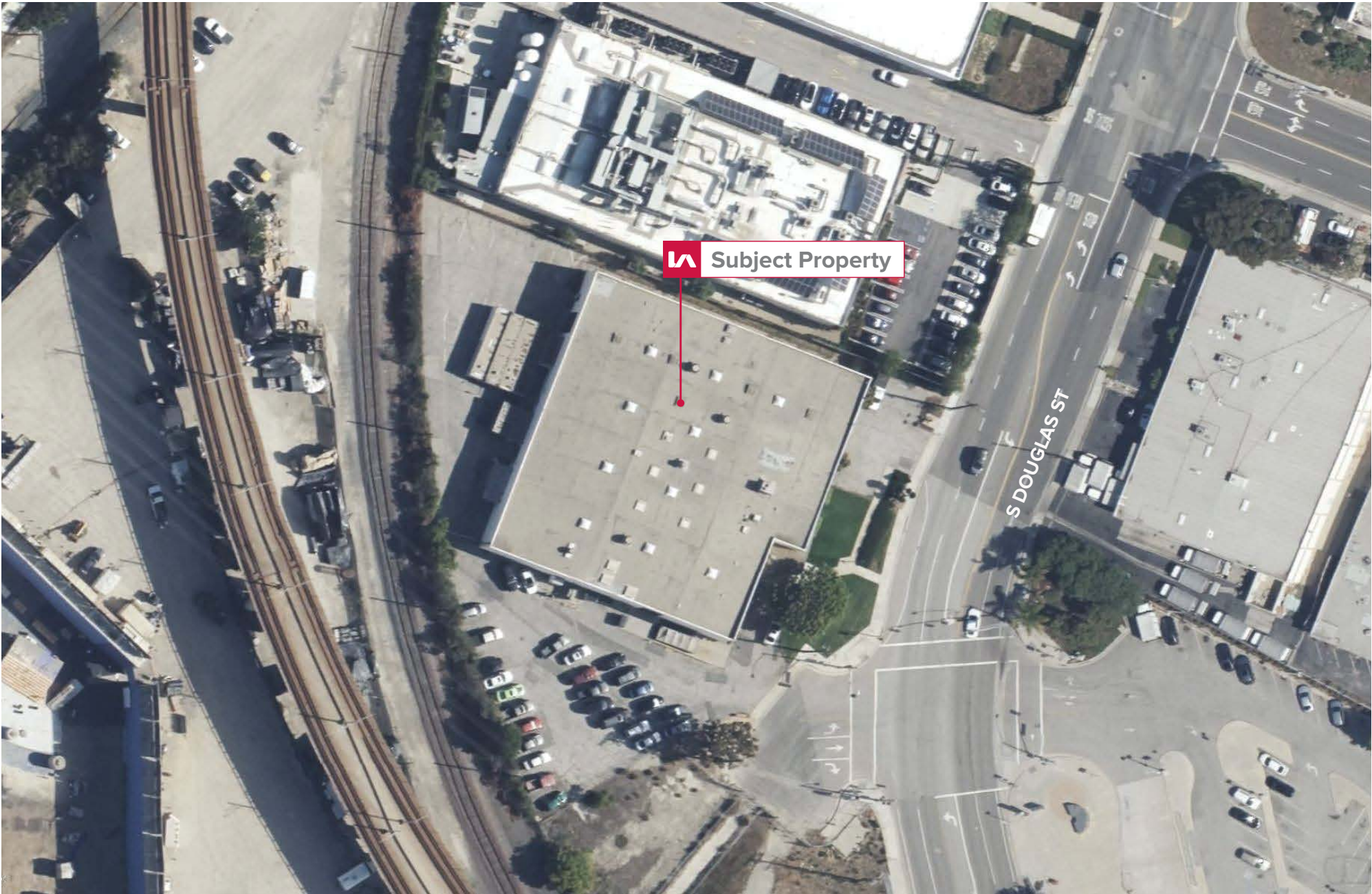
Senior VP & Principal
dbales@lee-associates.com
310.279.6379
LIC NO 01388502

REMY MOSES

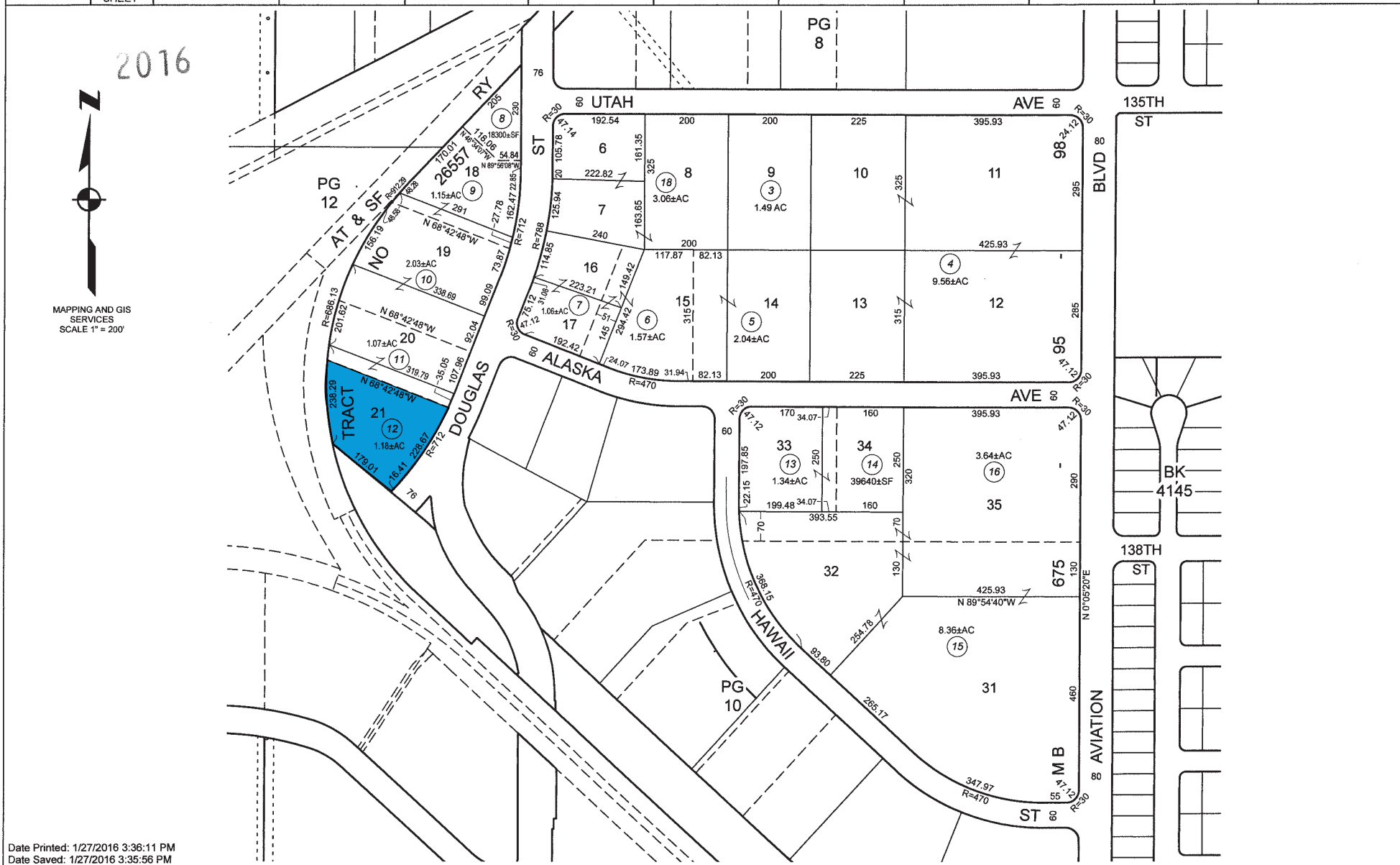
Senior VP & Principal
rmoses@lee-associates.com
310.492.3557
LIC NO 01938772

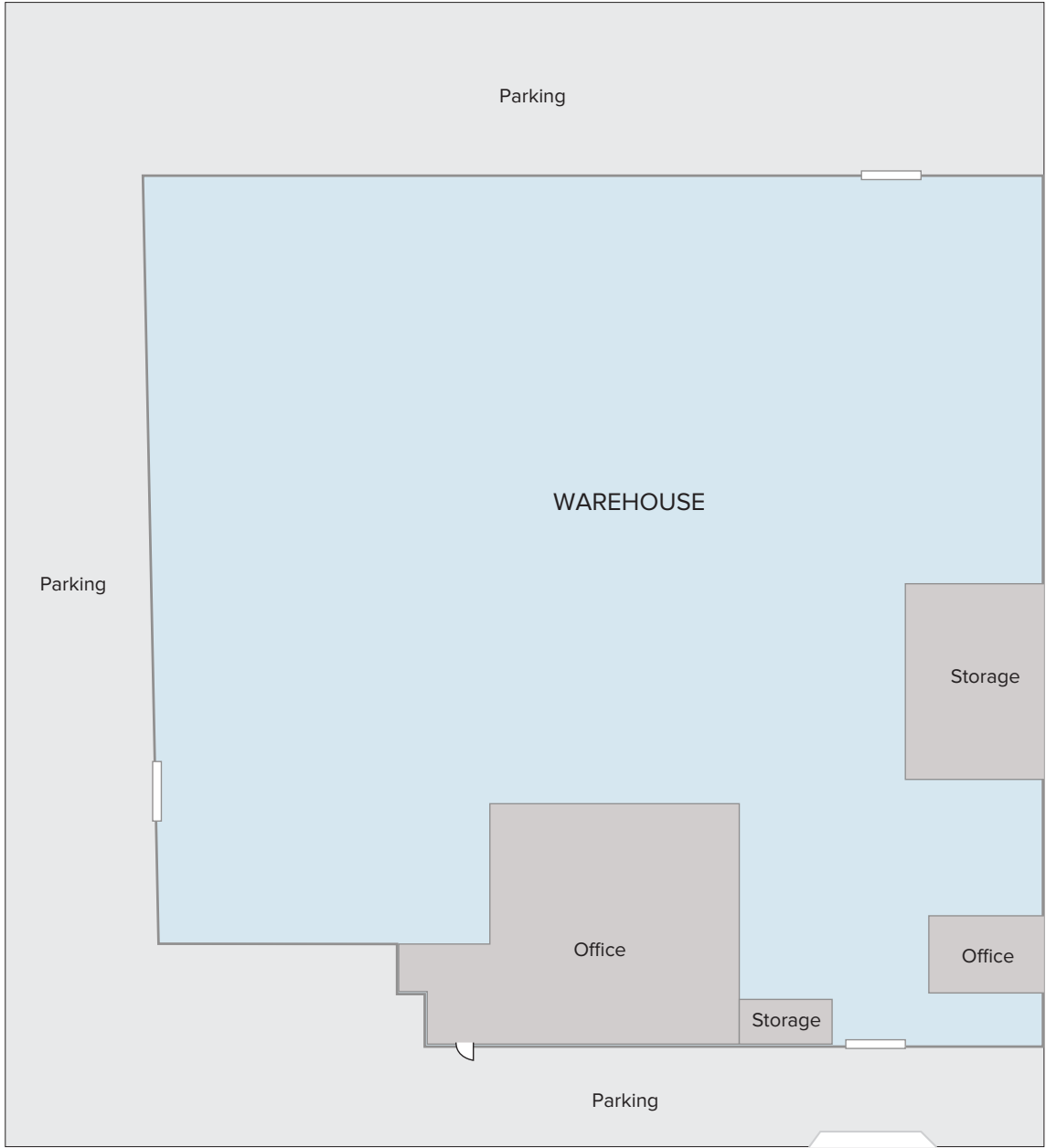
NICK COHAN

Realtor® | Beach City Brokers
NickCohan.bcb@gmail.com
310.654.3224
LIC NO 02064578

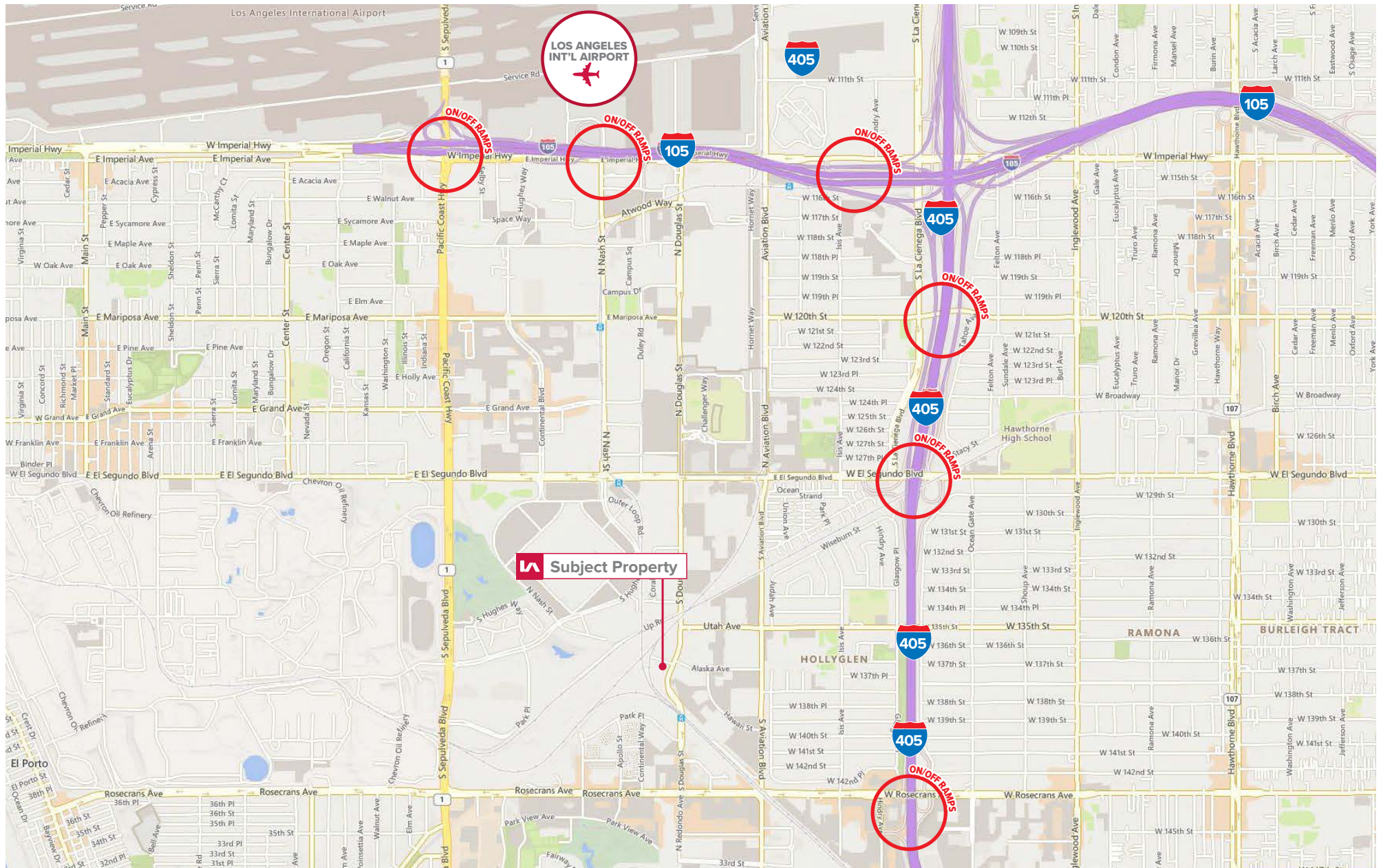


4138	9 SHEET	P. A. 4137-36 & 37	TRA 9851	REVISED 7-21-64 2-3-66	4-14-66 660812 680119519	680217 2008030512002001-25 2013020502008001-25	2016012806001001-25	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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NOTE: Drawing not to scale. All measurements and sizes are approximate.





Distance Map

405 FWY	.77 miles
105 FWY	1.64 miles
LAX	2.17 miles
DTLA	5 miles
PORT OF LA	12.93 miles
PORT OF LB	14.57 miles

±26,454 SF Building | ±52,669 SF Land FOR SALE

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Andy Gage

Vice President & Principal

(310) 265-3773
agage@lee-associates.com
License: 02015991

David Bales

Senior Vice President & Principal

(310) 279-6379
dbales@lee-associates.com
License: 01388502

Remy Moses

Senior Vice President & Principal

(310) 492-3557
rmoses@lee-associates.com
License: 01938772

Nick Cohan

Realtor® | Beach City Brokers

(310) 654-3224
NickCohan.bcb@gmail.com
License: 02064578