

**1525 W EL SEGUNDO BOULEVARD**  
COMPTON, CA 90222 • 4,900 SF • INDUSTRIAL WAREHOUSE



**ABOUT THE PROPERTY**

- Vacant 4,900-Square-Foot Industrial Asset Situated on 0.22 Acres of Concrete Paved Land
- Masonry Construction Featuring 16' Clear-Height, One (1) Ground-Level Door and Gated Yard
- Seller-Carry Financing Available at Competitive Terms
- Investor Lease-Up or Owner-User Opportunity Ideal for Several Uses

**ABOUT THE LOCATION**

- Over 43' of Street Frontage on W El Segundo Boulevard
- Core Industrial Pocket of Los Angeles within the South Los Angeles Submarket that features over 23,100,00 SF of Industrial Product.
- Easy Access to the 105, 110, 710, and 91 Freeways.
- Less than 19 Miles to Downtown Los Angeles, LAX & the Ports of Los Angeles/Long Beach
- Tight Barrier-to-Entry Submarket with 3.8% Vacancy Rate (CoStar)

**THE OFFERING**

Purchase Price **\$1,325,000** Price Per SF **\$270.00**

Building Square Feet	4,900
Lot Size (Acres)	0.22
Lot Size (SF)	9,583
Price/Land SF	\$138.27
Year Built	1954
Clear Height	16'
Loading	(1) Ground Level Door
Construction Type	Masonry
Zoning	ML

EXCLUSIVELY LISTED BY:

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