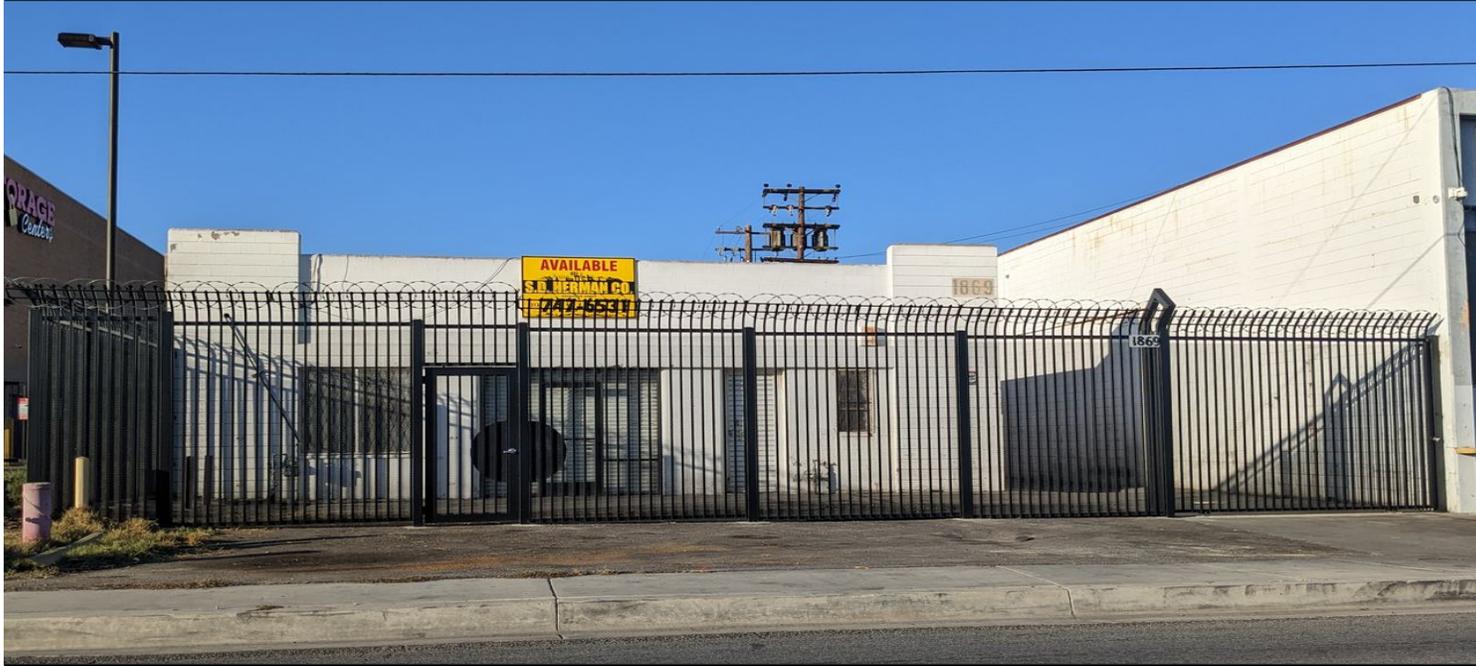


Available SF 8,000 SF Industrial For Lease Building Size 8,000 SF



Address: 1869 W El Segundo Blvd, Compton, CA 90222
Cross Streets: W El Segundo Blvd/S Central Ave

Free Standing Concrete Block Building
 Large Fenced Yard w/ Ground Level Loading
 400 Amps, 480 Volts, 3 Phase & 100 Amps, 1 Phase Power Services

Lease Rate/Mo: \$8,800	Sprinklered: No	Office SF / #: 400 SF
Lease Rate/SF: \$1.10	Clear Height: 14'	Restrooms: 2
Lease Type: Gross	GL Doors/Dim: 2	Office HVAC: None
Available SF: 8,000 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 0 SF
Minimum SF: 8,000 SF	A: 400 V: 480 O: 3 W: 3	Include In Available: No
Prop Lot Size: 0.40 Ac / 17,562 SF	Construction Type: Masonry	Unfinished Mezz: 0 SF
Term: 3-5 Years	Const Status/Year Blt: Existing / 1954	Include In Available: No
Sale Price: NFS	Whse HVAC:	Possession: Now
Sale Price/SF: NFS	Parking Spaces: 10 / Ratio: 1.3:1	Vacant: Yes
Taxes: \$3,520 / 2025	Rail Service: No	To Show: Call broker
Yard: Fenced / Paved	Specific Use: Manufacturing	Market/Submarket: Gardena/North Compton
Zoning: ML		APN#: 6147-006-018
Listing Company: S.D. Herman Company		
Agents: Gary Herman, Jr. 213-747-6531		
Listing #: 43933917	Listing Date: 12/01/2025	FTCF: CB250N000S000
Notes:		



Gary Herman, Jr.
 garyjr@sdherman.com
 213-747-6531

