

**111** SIERRA ST.  
EL SEGUNDO, CA 90245



## FOR LEASE

3,528 SF INDUSTRIAL / FLEX SPACE  
PRIME SMOKEY HOLLOW LOCATION  
DOCK HIGH LOADING  
100% AIR CONDITIONED  
9-CAR PARKING



ERIC REAVIS, SIOR

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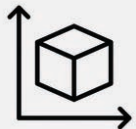
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www.reavisrealty.com



# 01

## Highlights



**3,528 SF**  
AVAILABLE SF



**100% HVAC**  
OFFICES & WAREHOUSE



**DOCK HIGH**  
LOADING



**9-CAR PARKING**  
2.6 : 1000



**PLENTIFUL AMENITIES**  
IN WALKING DISTANCE



**VERSATILE SPACE**  
IDEAL FOR TECH, R&D, DESIGN,  
CREATIVE & PRODUCTION USES



**FLEXIBLE & CUSTOMIZABLE**  
OFFICE LAYOUT



**MINUTES FROM LAX**  
1 MILE AWAY

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



# 02

## Specs

UNIT SIZE	3,528 SF
LAND SIZE	POL
DOCK HIGH POSITIONS	1 (10' W X 8' H)
PARKING	9-CAR (2.6 : 1000)
OFFICE SIZE	1,325 SF (CAN BE REDUCED)
ELECTRICAL SERVICE	PANEL 1: 200A, 240V, 3PH PANEL 2: 125A, 120/240V, 1PH
CONSTRUCTION	BRICK
YEAR BUILT	1953
ZONING	ES SH-W
APN	4135-019-020
OCCUPANCY	NOW
LEASE RATE	\$ 8,467 PER MONTH GROSS (\$2.40 PSF)

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**SALOON OSAKA**



**LAX**



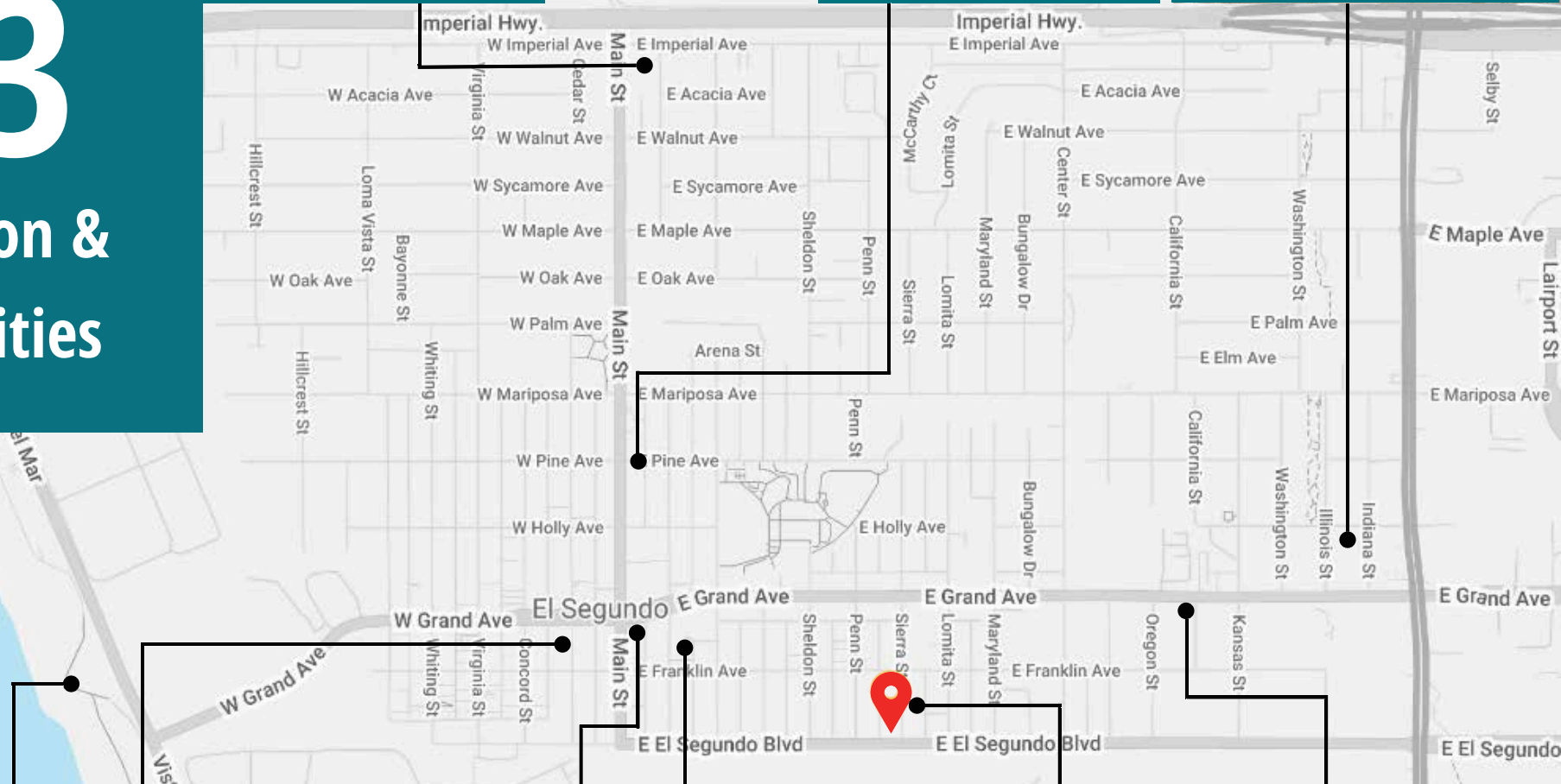
**TAPIZON**



**UPSHIFT BREWING CO.**

**03**

## Location & Amenities



**DOCKWEILER BEACH**



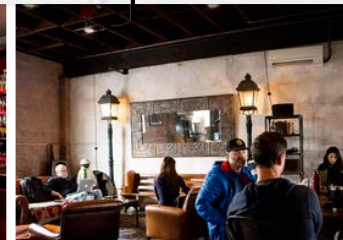
**PURPLE ORCHID**



**BREWPORT TAP HOUSE**



**STANDARD STATION SPORTS  
BAR & GRILL**



**SMOKY HOLLOW ROASTERS**



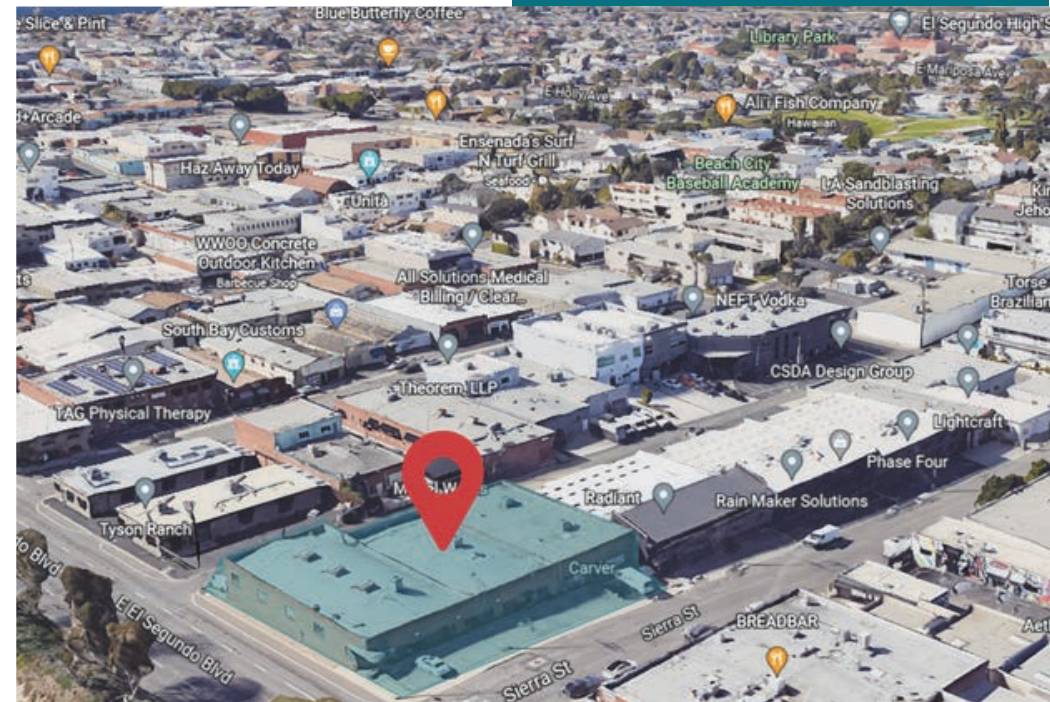
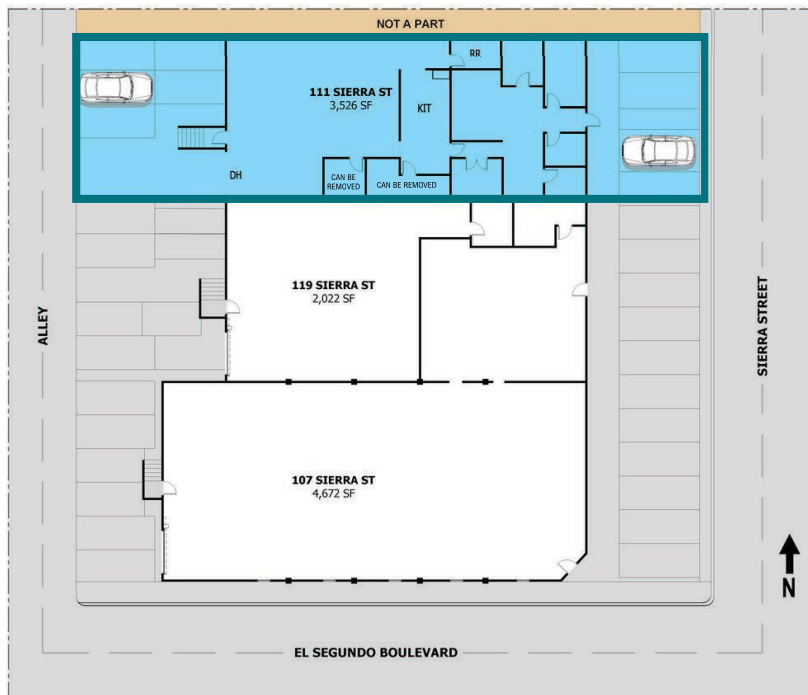
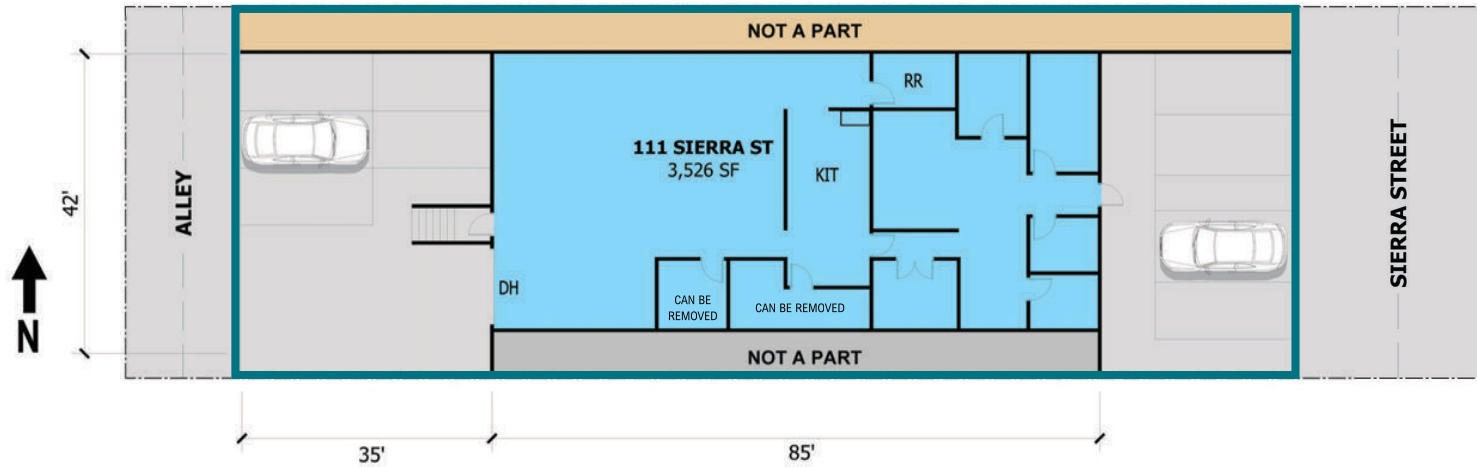
**ROOFTOP CINEMA CLUB**

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# 04

## Property Site Plan

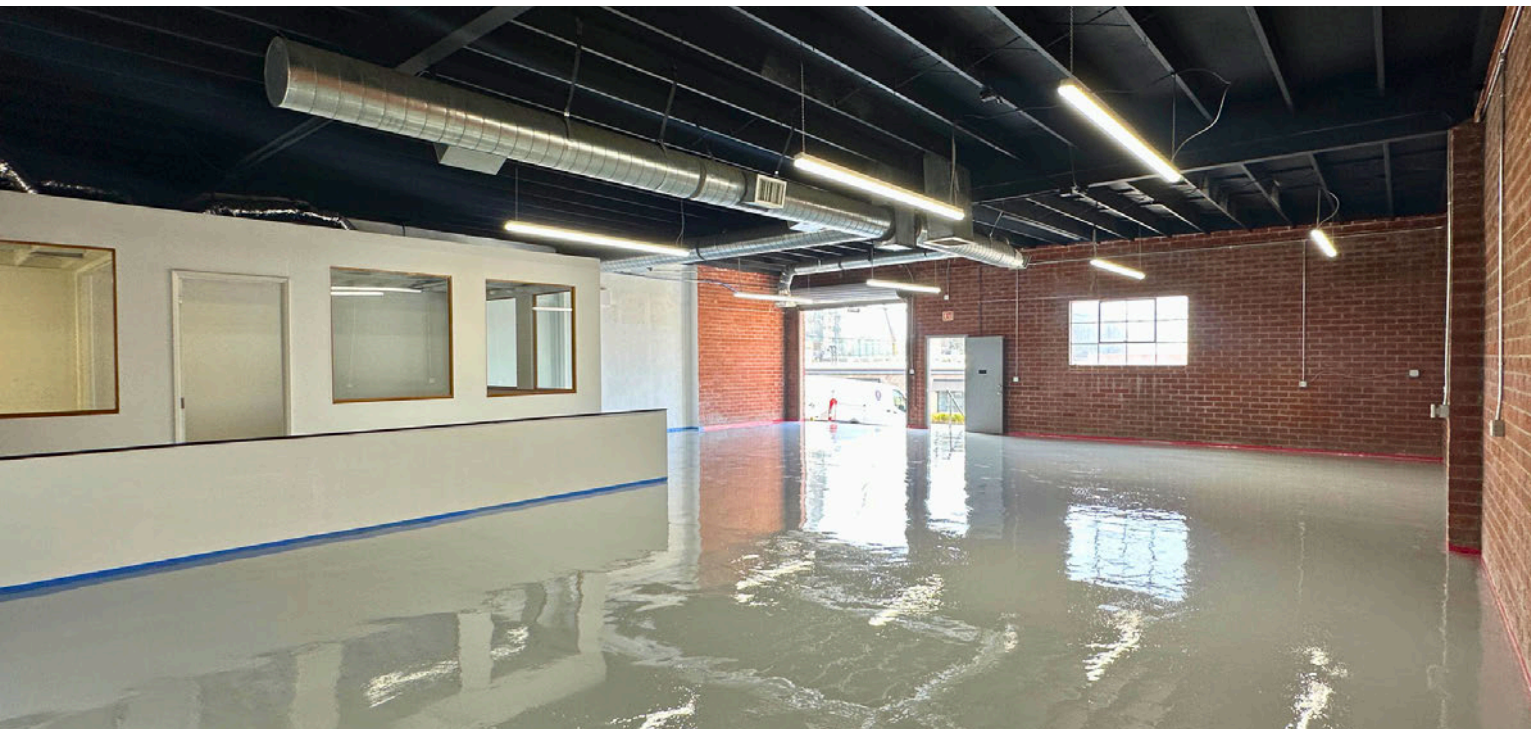


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# 05

## Photos



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# 05

## Photos



Office has been digitally renovated and staged to reflect a post-remodel condition.

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