



## 119 Penn St

119 Penn St, El Segundo, CA 90245



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# 119 Penn St

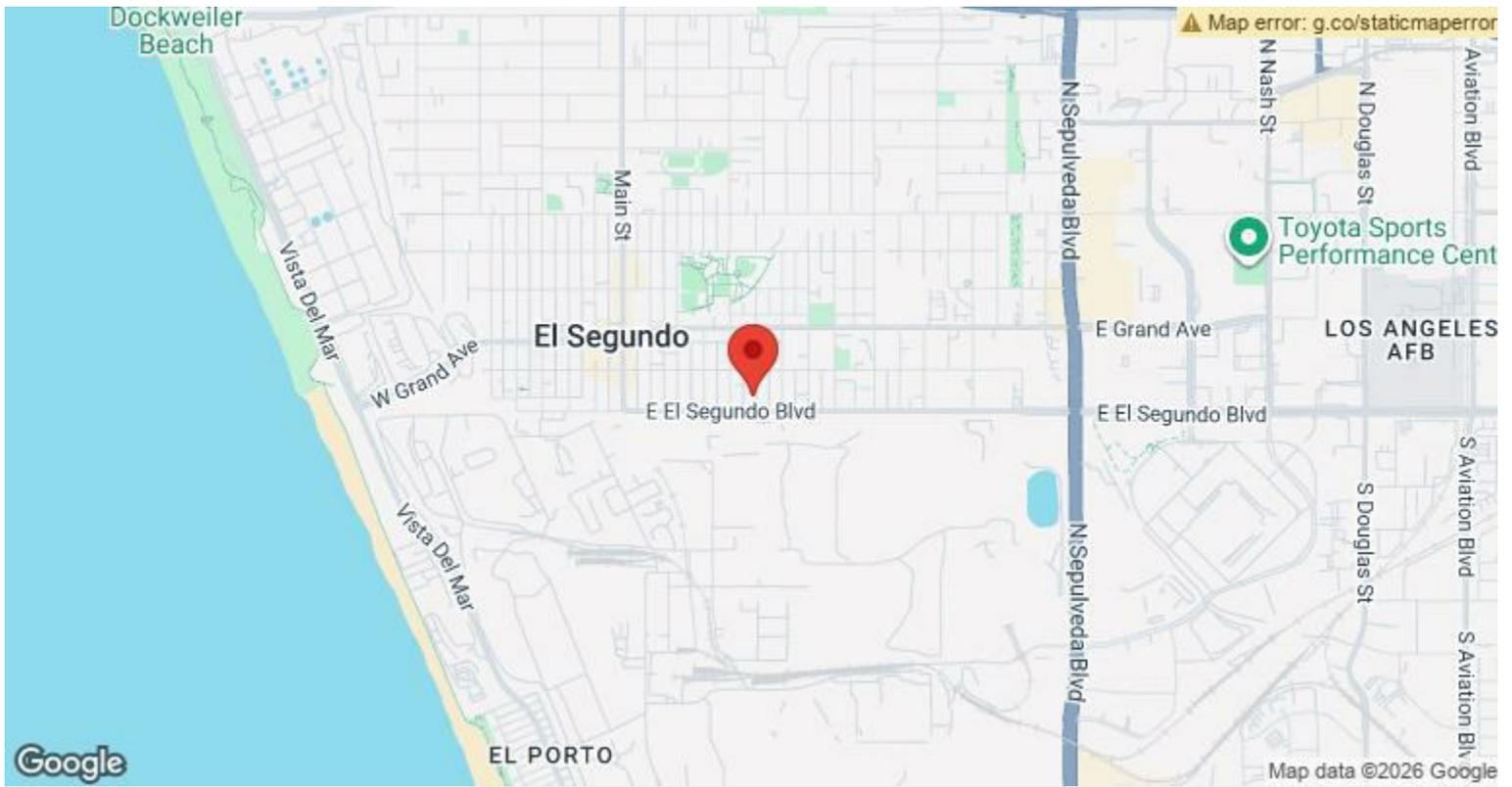
Upon Request

**NEGOTIABLE AND MOTIVATED SELLERS**  
 Great Investment in the rapidly growing Aerospace incubator of Smoky Hollow  
 Long-Term Value-Ad Opportunity  
 Adjacent property also for sale (@ 121 Penn)  
 Mezzanine Office and Exposed Wood Ceilings Throughout  
 Alley Access  
 Projected NOI Used  
 Tenant in place - call broker for more details  
 Seller may elect to perform a 1031 exchange...

- Front and Rear Roll-Ups
- Stand Alone Building
- Adjacent Property also For Sale



Price:	Upon Request
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.00%
Lot Size:	0.13 AC
Gross Building Area:	4,120 SF
Rentable Building Area:	4,120 SF
No. Stories:	1
Year Built:	1954
Tenancy:	Single
Parking Ratio:	1.26/1,000 SF
No. Drive In / Grade-Level Doors:	3
Zoning Description:	ESM1*



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# Property Photos



119 Warehouse



Primary Photo

# Property Photos

