

# FOR SALE | ±\$2.95M | EL SEGUNDO SMOKY HOLLOW INDUSTRIAL CORRIDOR

±3,570 SF HIGH-DEMAND MULTI-USE CREATIVE INDUSTRIAL SPACE | 115 PENN STREET, EL SEGUNDO, CA

PROXIMITY TO MAJOR TRANSPORTATION HUBS | IDEAL FOR BUSINESSES SEEKING LOGISTICAL ADVANTAGE

**DWG** CAPITAL GROUP  
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INVESTMENT SALES. CAPITAL MARKETS. DONE.

LOCATED IN EL SEGUNDO'S ATTRACTIVE INDUSTRIAL CORRIDOR, NEAR LAX, THE PORT OF LOS ANGELES, AND MAJOR FREEWAYS.

OCCUPIED BY STRONG TENANT, SOUTH BAY CUSTOMS - CAN BE SOLD IN-PLACE OR OWNER-USER OPPORTUNITY

ZONED FOR LIGHT INDUSTRIAL USE (M-1), IDEAL FOR MANUFACTURING, WAREHOUSING, AND DISTRIBUTION OPERATIONS.



## DYNAMIC LIGHT INDUSTRIAL SPACE

MIXED-USE INDUSTRIAL THAT SUPPORTS DIVERSE FUNCTIONS



±3,570 SF  
BUILDING



±5,662 SF | ±0.13 AC  
LOT AREA



1953  
YEAR BUILT

## UNIQUE IN-PLACE TENANT OR OWNER-USER INVESTMENT OPPORTUNITY

### THE PROPERTY

In the unique beachside gem of El Segundo, CA, is a sprawling ±3,570 SF of service-oriented space located at 115 Penn Street. This creative and hip industrial building sits on a ±0.13-acre lot, features a clear ceiling height of 14 FT, includes one drive-in/grade-level door and boasts a parking ratio of 2.11/1,000 SF. Desirably located in El Segundo's sought-after Smoky Hollow industrial corridor, the property offers proximity to major transportation hubs and the Port of Los Angeles. Currently leased to South Bay Customs, a well-regarded custom motorcycle shop, art gallery, and live music venue, the property presents a rare and versatile opportunity for either an investment with the existing tenant, or as an owner-user facility.



±5,662SF LOT | ±0.13 AC

### SUMMARY

FOR SALE	\$2,950,000
ADDRESS	115 Penn Street
CITY/STATE	El Segundo, CA 90245
TENANCY	Single Tenant
YEAR BUILT	1953
BUILDING CLASS	C
ZONING	M-1 Light Industrial
SUBTYPE	Service
LOT SIZE SF	±5,662 SF
LOT SIZE AC	±0.13 AC
BUILDING AREA	±3,570 SF
TOTAL BUILDINGS	1 Building
CLEAR HEIGHTS	14'
GRADE LEVEL DOORS	1

## THE LOCATION

115 Penn Street stands out as a prime investment opportunity within El Segundo's industrial zone. Its strategic location is just a few miles from Los Angeles International Airport (LAX) and offers access to key transportation hubs like the Port of Los Angeles, with excellent connectivity to I-105 and I-405 freeways. El Segundo is celebrated for its vibrant blend of established manufacturing and emerging creative sectors, evidenced by its low industrial vacancy rate of approximately 2.8% and favorable cap rates of 4.5% to 5.5%. The local economy is healthy and growing, with a high median household income and strong growth potential, making this property a compelling choice in a thriving and well-connected market.

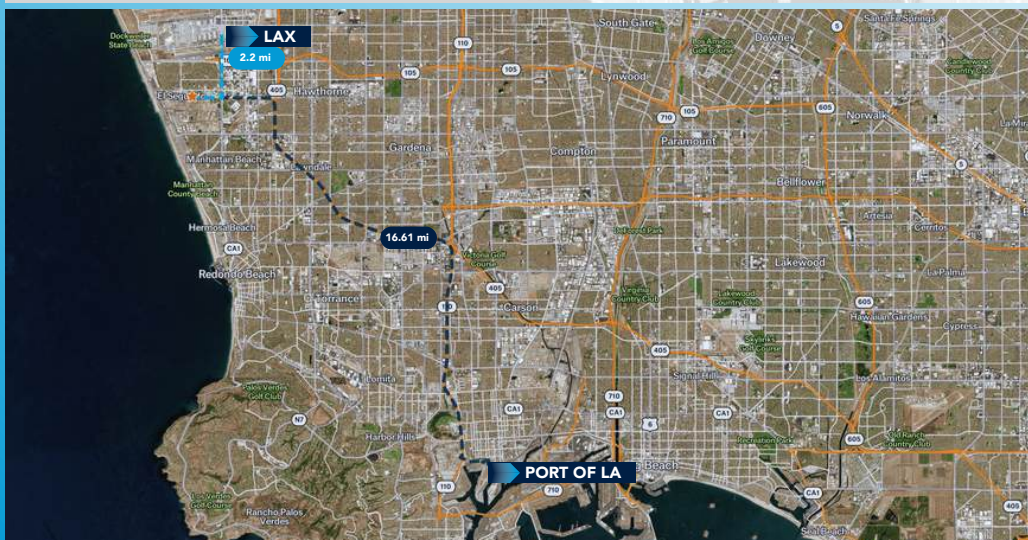
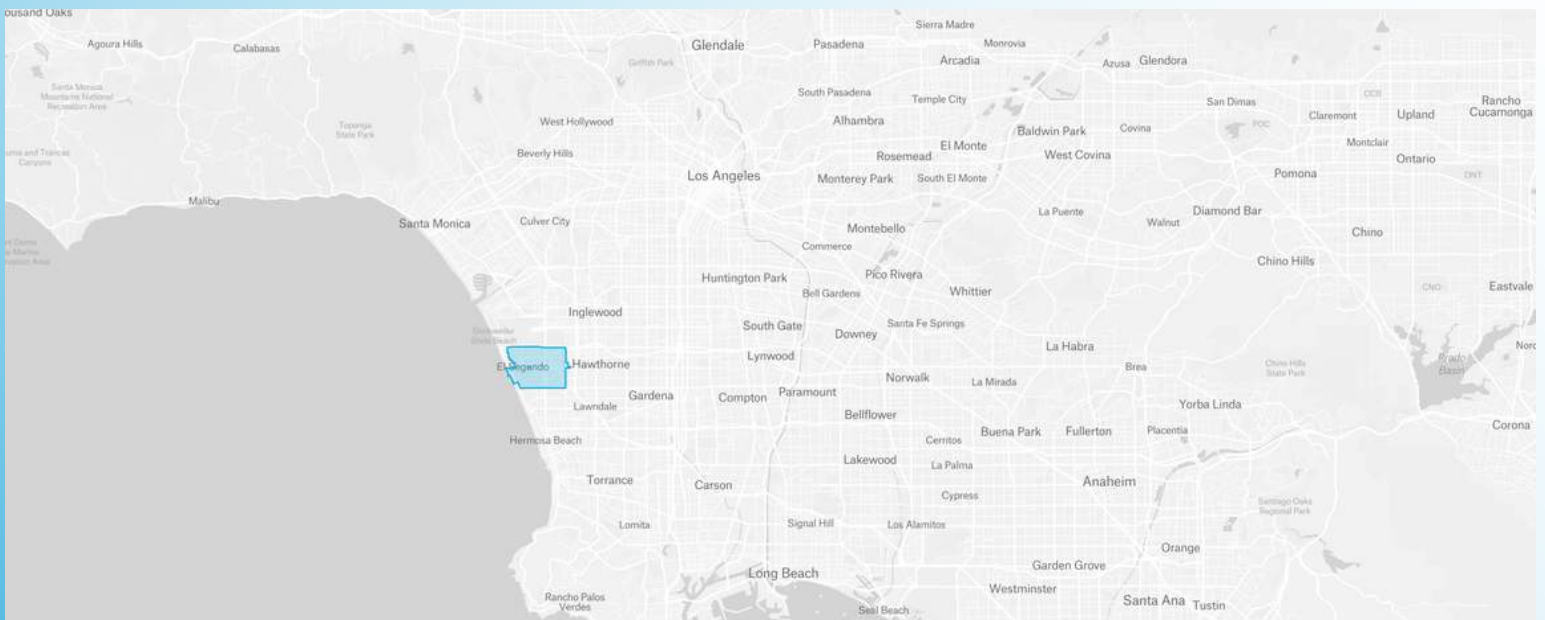


BUILDING AREA ±3,570 SF

## NEARBY PORT OF LOS ANGELES INDUSTRIAL INVESTMENT



Prime Investment in El Segundo: Strategic Location with Top Connectivity, Low Vacancy, and Strong Economic Growth

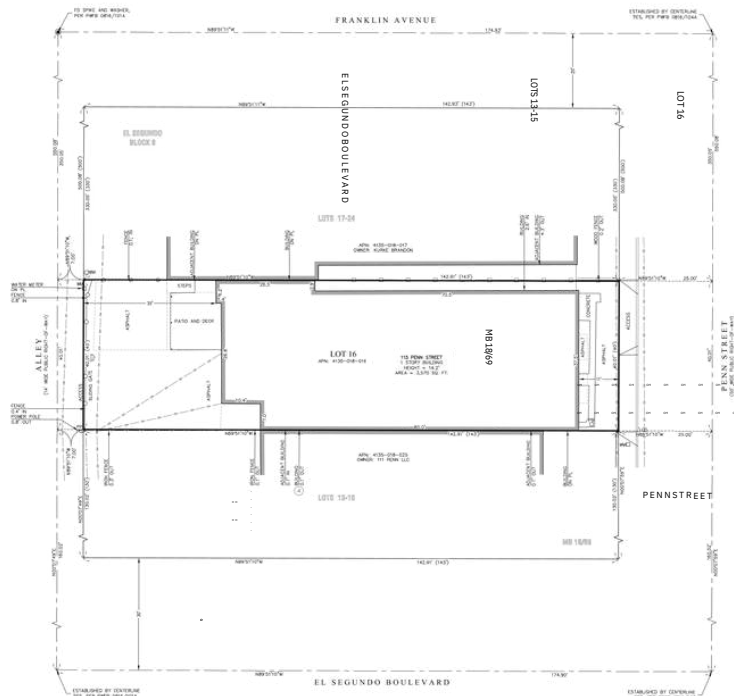
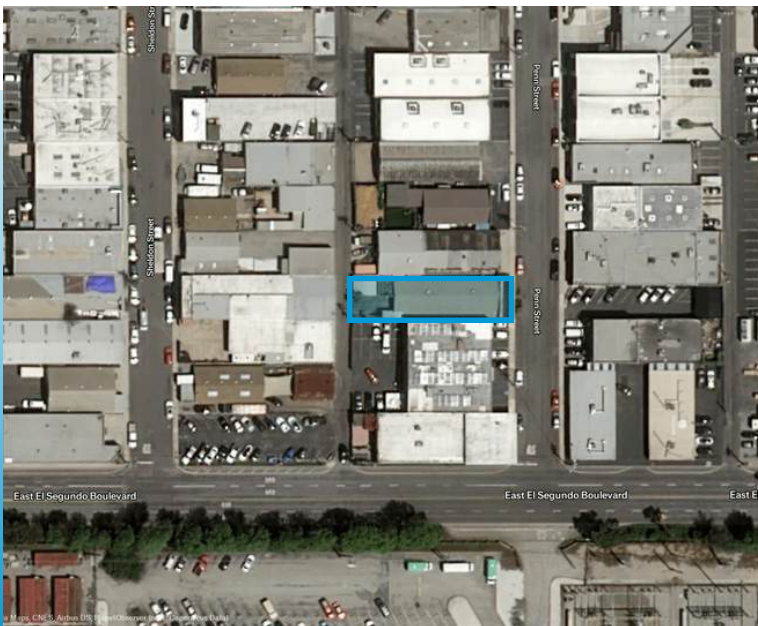


# PROPERTY PHOTOS



## VERSATILE MIXED-USE SPACE

SITE PLAN





# IN-PLACE TENANT OR OWNER-USER INVESTMENT OPPORTUNITY

## ABOUT THE TENANT

# SOUTH BAY CUSTOMS

South Bay Customs is a versatile venue combining an American motorcycle shop, art gallery, and live music space. Known for its handcrafted motorcycles, it also hosts live music events and art shows throughout the year. The facility accommodates up to 250 people with three event experiences while featuring a full kitchen, a turn-key stage, in-house audio, and a 12-foot projection screen. With ±3,570 square feet of industrial service space, it offers a unique setting for a variety of functions and gatherings.



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