

CBRE

601

LAIRPORT STREET

EL SEGUNDO, CA

±40,076 SF
AVAILABLE FOR LEASE

Prime Freestanding
Flex/Industrial Opportunity



ASSET AT A GLANCE

Building SF

± 40,076 SF

Land Size

± 65,340 SF (1.50 AC)

Office SF

± 6,000 SF

Clear Height

± 17' - 21'

APN

4138-006-016

DH Doors

± 5

Power

± 1,800 amps

Parking

± 66 surface stalls

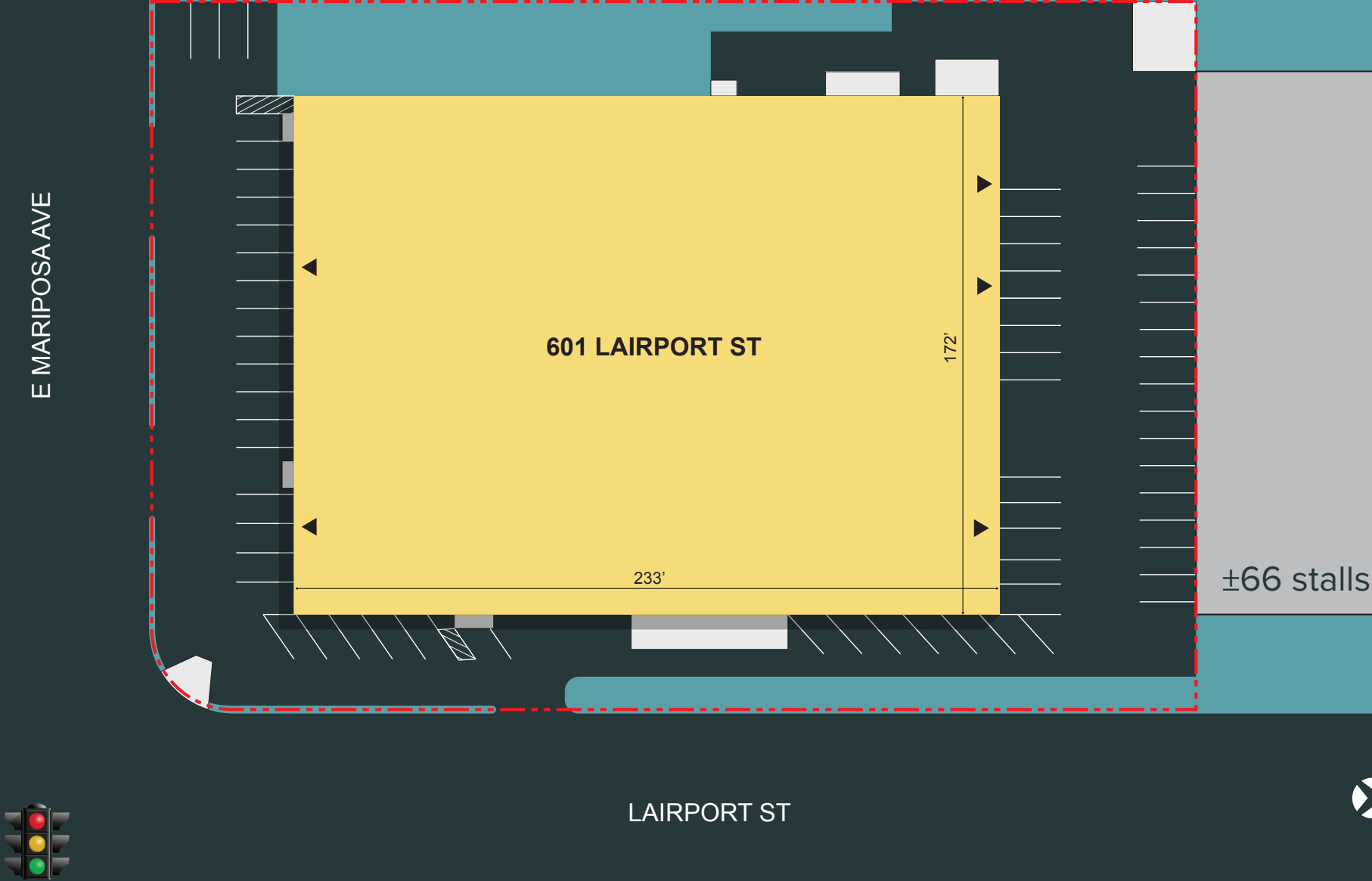


ELECTRICAL INFO

(To be verified)

Service	Voltage	Amperage	Capacity	SCE Account
MS-1	480/277V 3PH 4W	400A	332 KVA	8000772299 (603 Lairport)
MS-2	208Y/120V 3PH 4W	400A	144 KVA	8000771763 (603 Lairport)
MS-3	208Y/120V 3PH 4W	1,000A	360 KVA	8000771349 (601 Lairport)
TOTAL			836 KVA	3 Meters

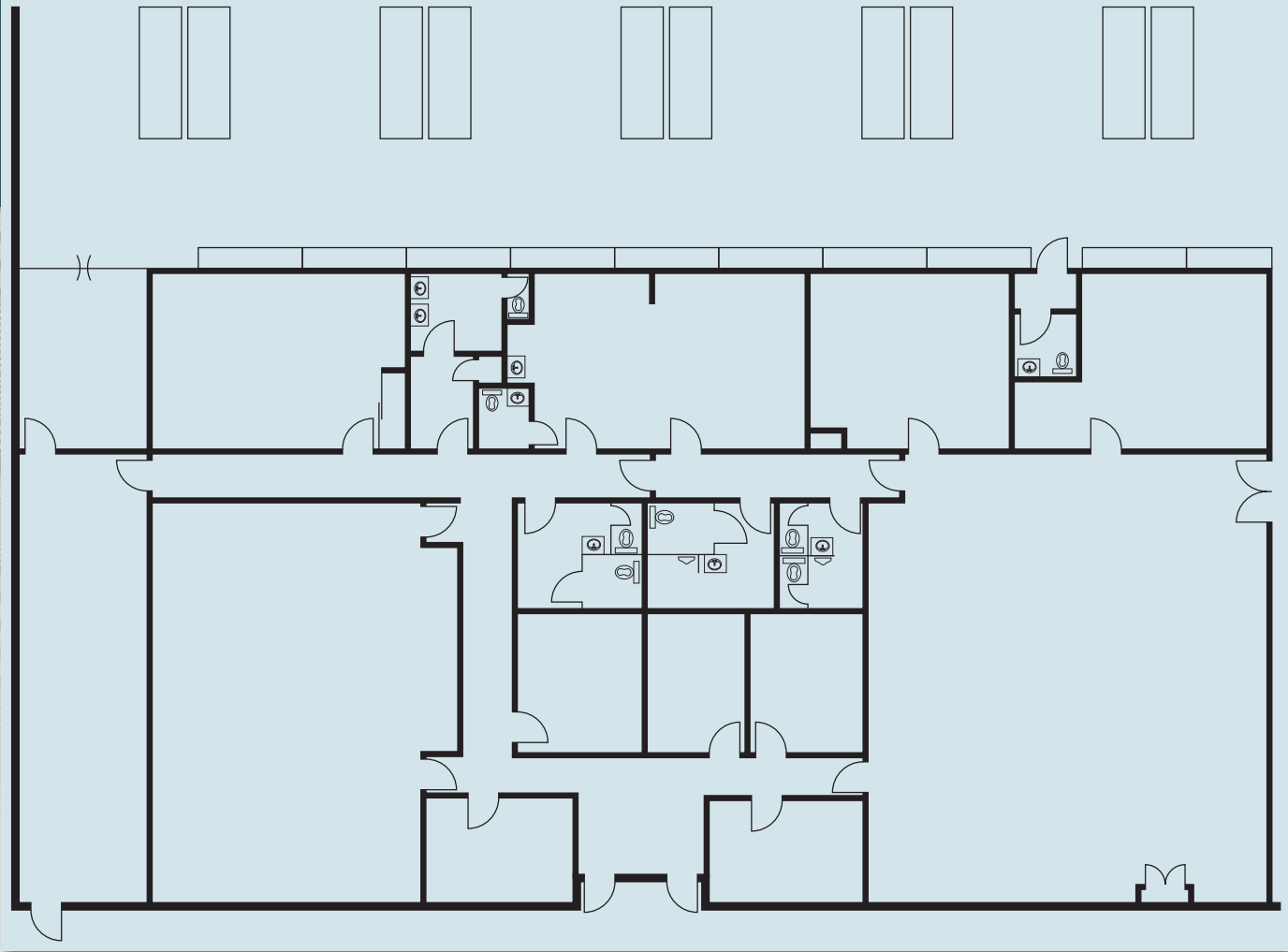
SITE PLAN



FLOOR PLAN

Office SF

± 6,000 SF



PROPERTY HIGHLIGHTS



Single-Story
Freestanding
Flex Industrial



±40,076 SF
Available for Lease



Specialized in-place
improvements for
aerospace or hard
tech tenant to utilize



Abundant Nearby
Retail Amenities on
PCH, the 105 and 405
Freeways, and Los
Angeles International
Airport (LAX)



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RENDERINGS



RENDERINGS





EL SEGUNDO is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron, and DirecTV. El Segundo, the city that invests in you.

There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates. El Segundo is a well-planned, well defined business community with a clear vision for the future. There's something for everyone—big companies, small businesses, red brick, steel and glass, corporate towers, one-of-a-kind buildings, new offices, and repurposed industrial. You can start small and expand or start big and keep growing.

601 Lairport Street is within walking distance of In-N-Out, Chick-fil-A, Bread & Butter, and a variety of other restaurants and amenities. The property is also conveniently located near several hotels, including Hyatt Place, Aloft El Segundo, and the AC Hotel Los Angeles South Bay.

AEROSPACE/ DEFENSE TENANTS NEARBY





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FOR MORE INFORMATION, PLEASE CONTACT:

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