

137-139 Nevada

139 Nevada St, El Segundo, CA 90245



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137-139 Nevada

\$6,000,000

Great Investment with Upside or part Income part Owner User in 2028. One parcel, 2 addresses, 2 Great tenants, +/- 2 years left on NNN Leases. No Options

137 Nevada is a 2 story office user (easily split into top floor office and bottom floor as a Flex use showroom/production), 3500 SF. Two Level, internal ADA lift, rear parking, alley access.

139 Nevada is a 6200 SF renovated brewery. Single Level Includes external wheelchair lift, dock high loading, rear parking, heavy power and 2 oversized garages

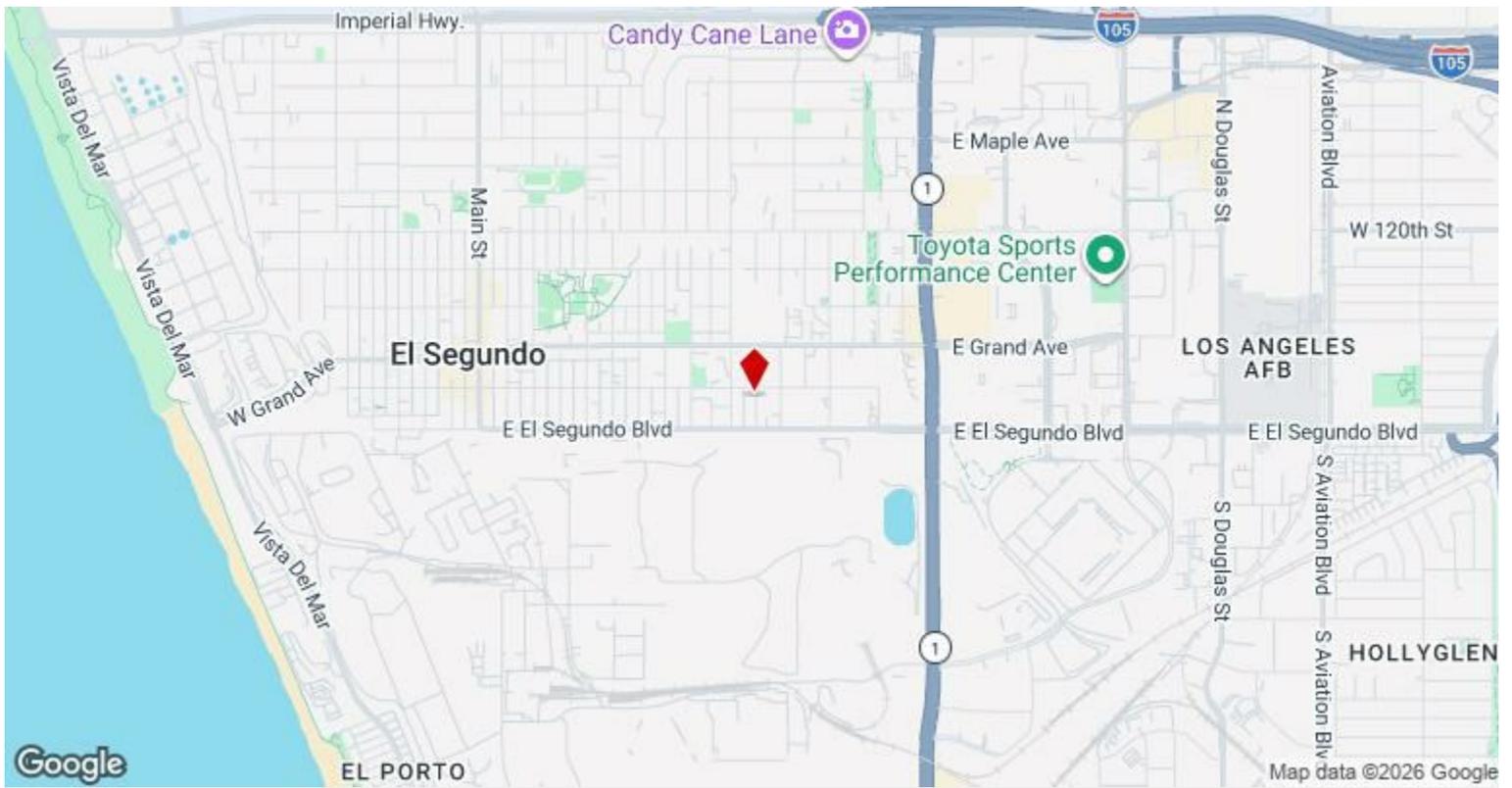
- HEAVY POWER + HIGH CEILINGS + LOADING
- OVERSIZED GARAGES
- NNN Leases Expiring +/- 20 Months No Options
- RENOVATED AND PERMITTED



Price:	\$6,000,000
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.31 AC
Gross Building Area:	9,711 SF
Rentable Building Area:	9,711 SF
No. Stories:	1
Year Built:	1960
Tenancy:	Multi
Parking Ratio:	1.03/1,000 SF
Clear Ceiling Height:	12 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	1

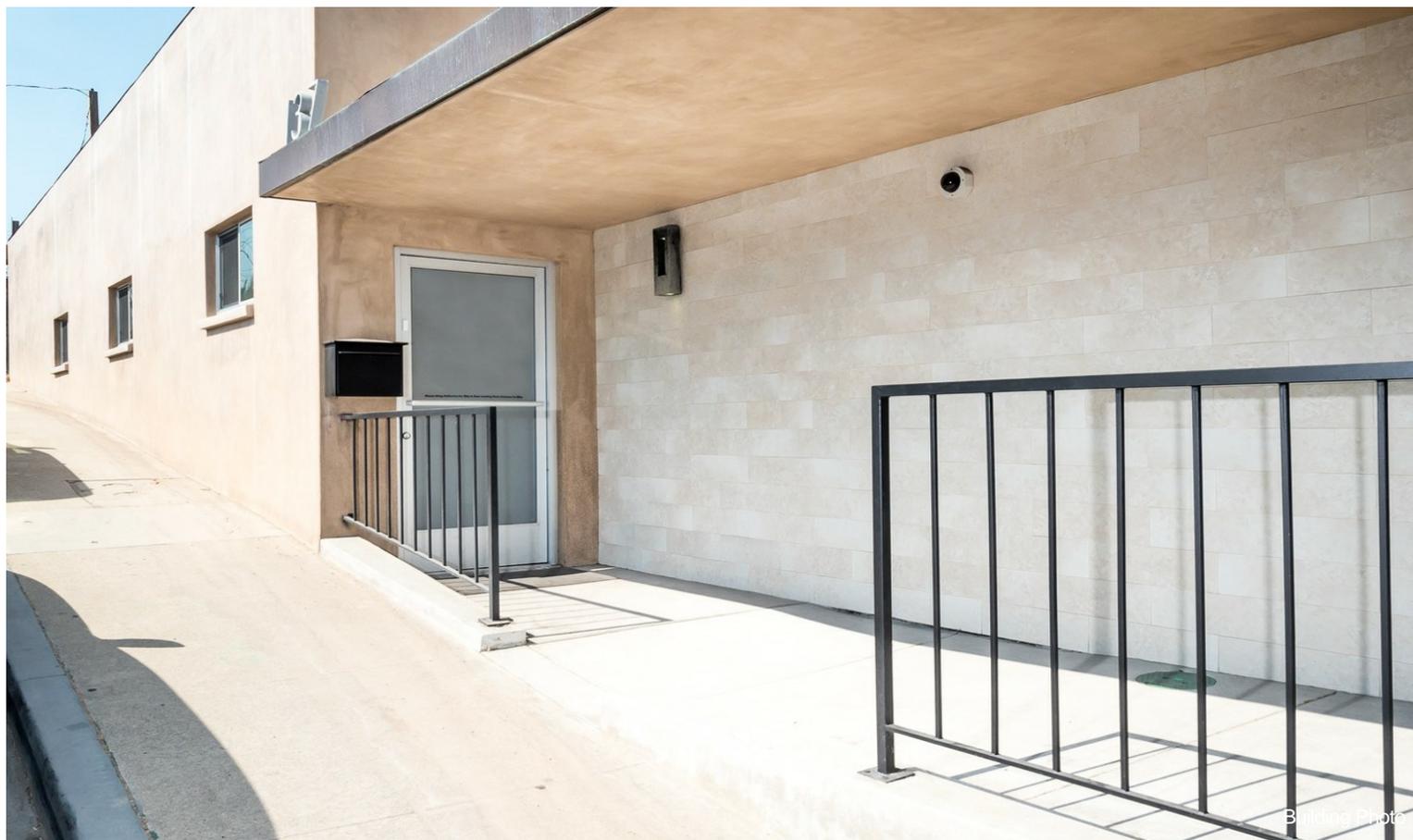
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Five Point Five Brewing Company	6200	05/31/2028
TG Construction	3500	01/31/2028



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Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Building Photo

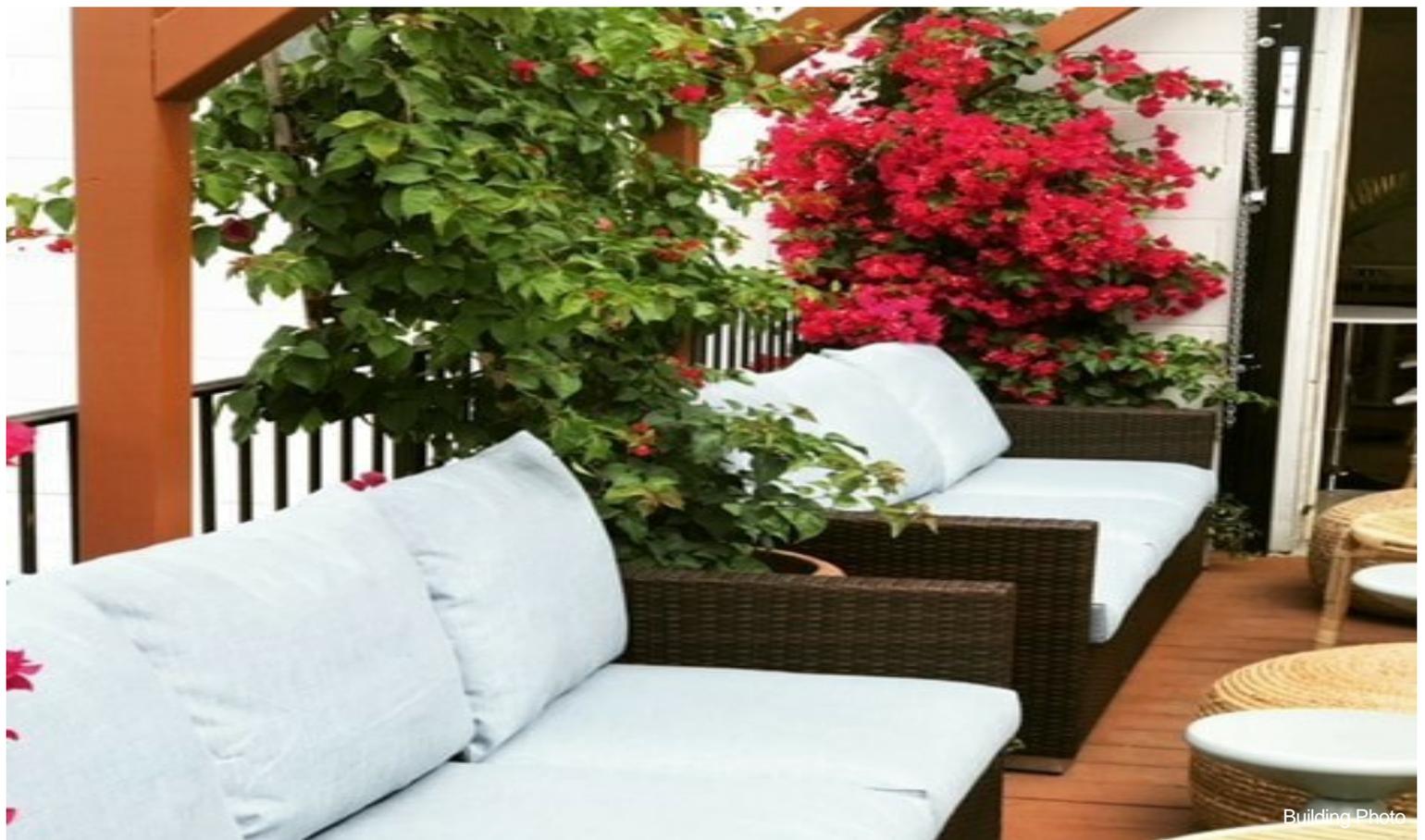
Property Photos



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Building Photo



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Interior Photo



Interior Photo

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Building Photo

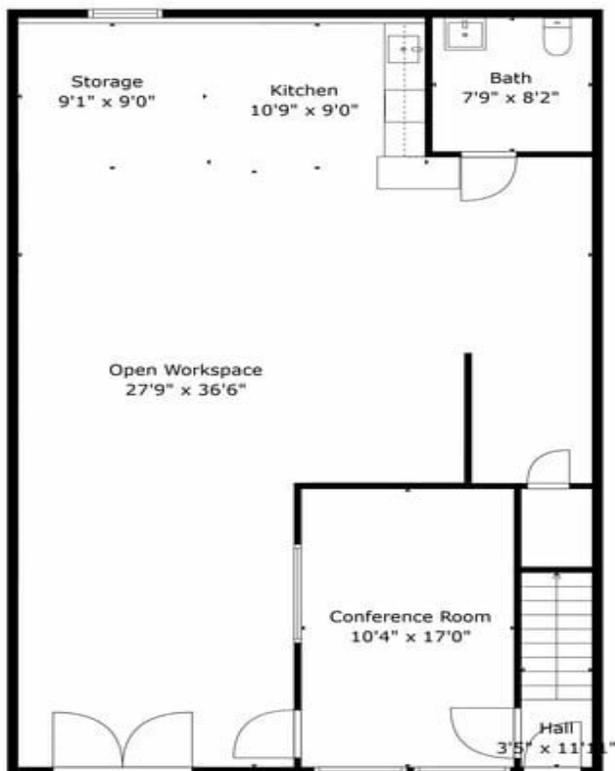


Interior Photo

Property Photos



Interior Photo



Sizes And Dimension Are Deemed Highly Reliable But Not Guaranteed. Actual May Vary