



ZACUTO GROUP
COMMERCIAL REAL ESTATE

SUBLEASE



145

Sheldon Street

El Segundo

OFFICE / WAREHOUSE

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SUBLEASE DETAILS

145 SHELDON STREET
EL SEGUNDO, CA 90245

Located in the heart of El Segundo's bustling tech corridor, Smoky Hollow. This free standing industrial flex space is ideal for R&D, production, manufacturing & storage.

RATE

\$2.65/SF MG

SIZE

3,000 - 4,700 SF

POWER

400A/240V 3 PHASE

TERM

Through 12/06/2027

PARKING

8 spaces included

LOADING

2 dock high loading doors

- Office/warehouse flex space with conference room, 2 private offices and large warehouse with kitchenette. Private restrooms in suite. Warehouse clearance 16'.
- High power industrial space in the growing tech neighborhood, El Segundo, conveniently located near LAX.



SUBLEASE

145 SHELDON STREET, EL SEGUNDO, CA 90245



SUBLEASE

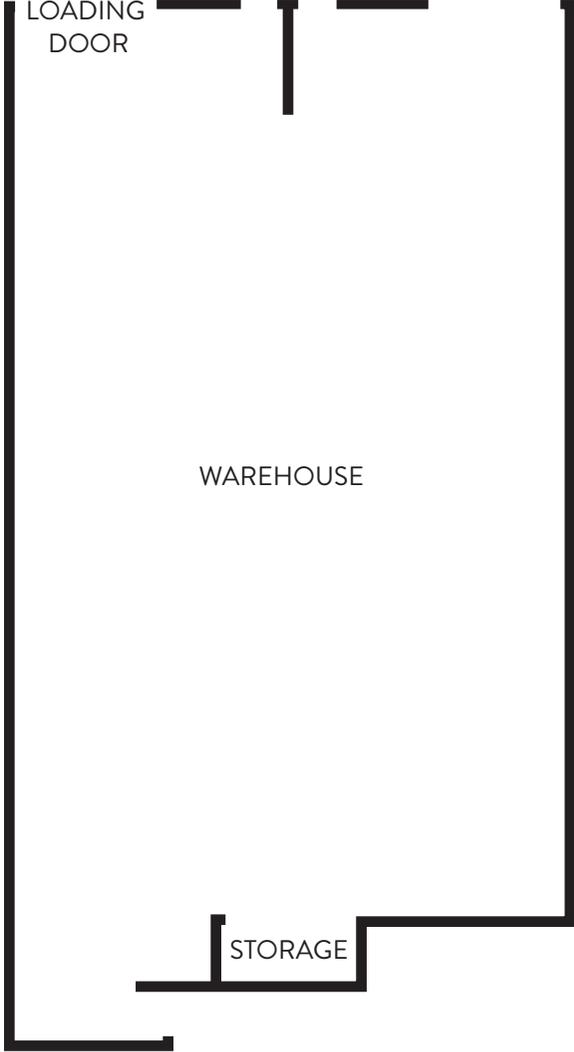
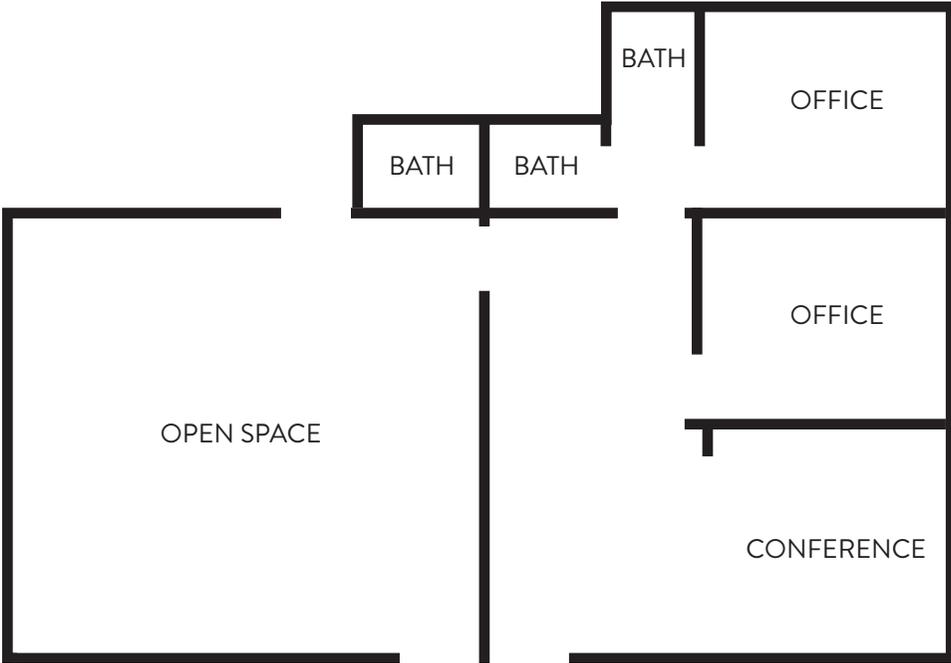
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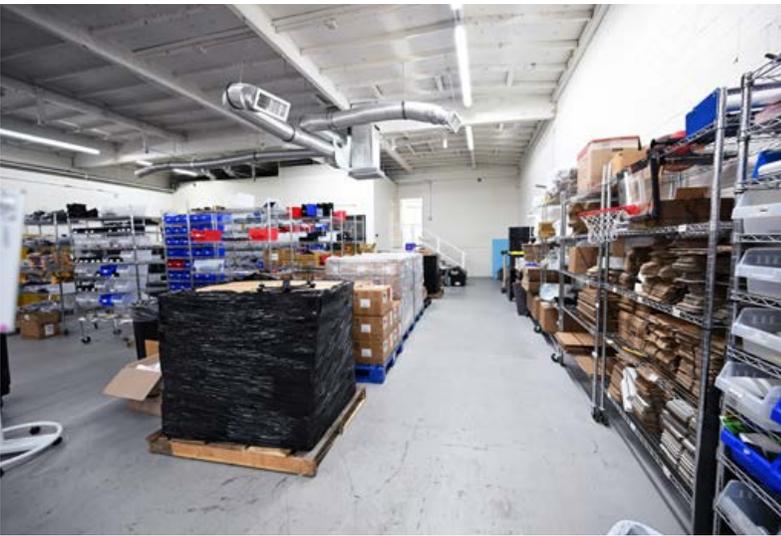
Floor Plan

145 SHELDON STREET, EL SEGUNDO, CA 90245



SUBLEASE
Warehouse

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EXCEPTIONAL NEIGHBORS IN THE HEART OF SMOKY HOLLOW



📍 SMOKY HOLLOW ROASTERS | 118 SIERRA ST



📍 BREADBAR | 701 E EL SEGUNDO BLVD



📍 BREWPORT TAP HOUSE | 204 MAIN ST



📍 STANDARD STATION SPORTS | 226 STANDARD ST



📍 SAUSAL MEXICAN RESTAURANT | 219 MAIN ST



📍 THE ORIGINAL RINALDI'S | 323 MAIN ST



📍 KAGURA EL SEGUNDO | 403 MAIN ST



📍 BLUE BUTTERFLY COFFEE | 351 MAIN ST





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