

115 SHELDON ST.

EL SEGUNDO, CA



4,000 SF - FREE STANDING BUILDING - CREATIVE/FLEX SPACE - POLISHED CONCRETE FLOORS



ALBERT PACLEB

DRE # 01882342

📞 424.999.5204

✉️ AP@LACommercial.com

Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

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4,000 SF FREE STANDING FLEX/CREATIVE SPACE

PROPERTY HIGHLIGHTS

- Prime Smoky Hollow Location
- Pro Business El Segundo
- Free Standing Creative/Flex Building
- Air Conditioning Throughout
- Rear Truck-High and Front Ground Level Loading
- Open Loading Doors for Fresh Air Flow
- Operable Windows at Front and Rear
- Flexible Office/Warehouse Configuration
- 2 Recently Refurbished Restrooms - 1 Shower
- 4 Blocks East of Main Street
- Minutes to LAX and 405/105 Freeways
- Near Plenty of Amenities
- 4,000 SF Free Standing Flex/Creative Space
- Polished Concrete Floors
- Vacant and Ready for Immediate Occupancy
- Tandem Parking at Rear of Building

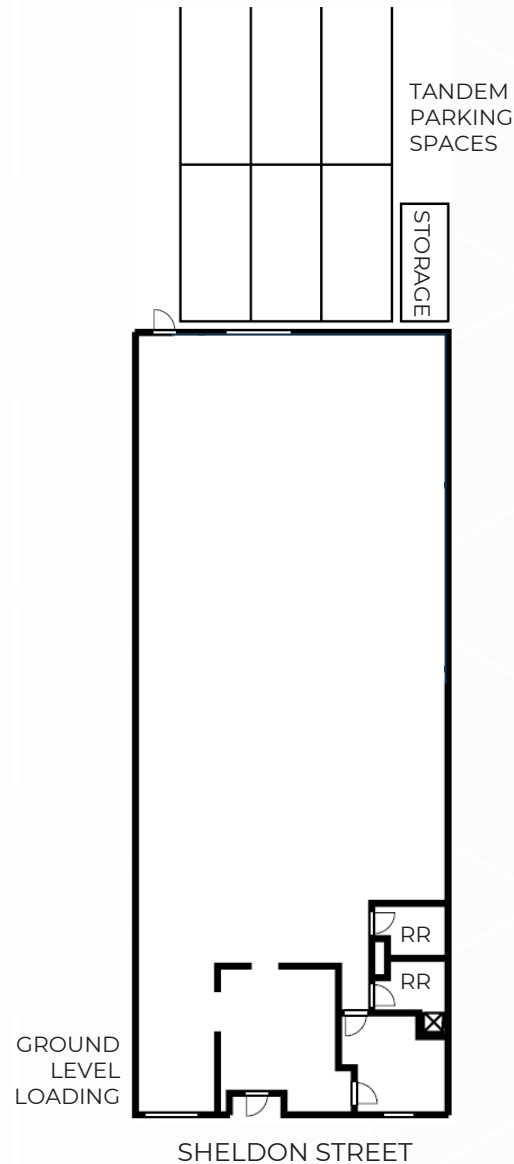
💰 **FOR LEASE: \$3.25/SF GROSS**



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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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627 Aviation Way | Manhattan Beach

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