



1437 W EL SEGUNDO BLVD, COMPTON, CA 90222

INDUSTRIAL WAREHOUSE



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present 1437 W El Segundo Blvd, a versatile $\pm 4,200$ SF industrial opportunity located in the heart of Compton. The property features COML zoning, two roll-up doors, multiple private offices, and a large secured yard offering excellent functionality and operational flexibility. The efficient warehouse layout is well-suited for a wide range of commercial and industrial uses.

Conveniently positioned with strong access to major freeways and surrounding industrial corridors, the property offers a strategic location for businesses seeking accessibility, yard space, and a functional industrial setup.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial

RATE
\$1.30 PSF

AVAILABLE SPACE
4,200 SF

YEAR BUILT
1953

ZONING
COML



PROPERTY HIGHLIGHTS

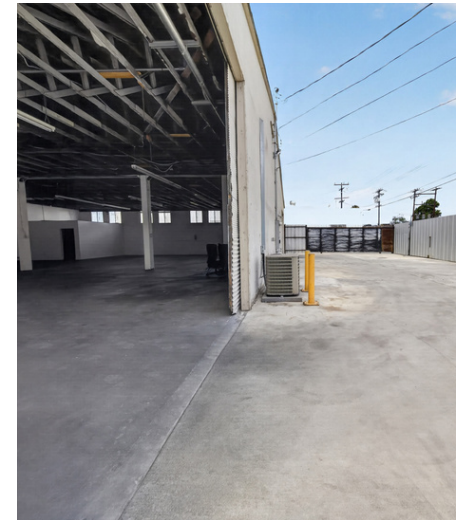
- **Prime industrial location** along W El Segundo Blvd with strong street access and visibility
- **Functional warehouse layout** suitable for storage, distribution, or light manufacturing
- **Situated** within a dense, established industrial and logistics corridor
- **Excellent connectivity** to the 110, 105, and 710 freeways
- **Close proximity to the Ports of Los Angeles and Long Beach** for efficient freight movement
- **Excellent opportunity for tenants** seeking a strategically located industrial property



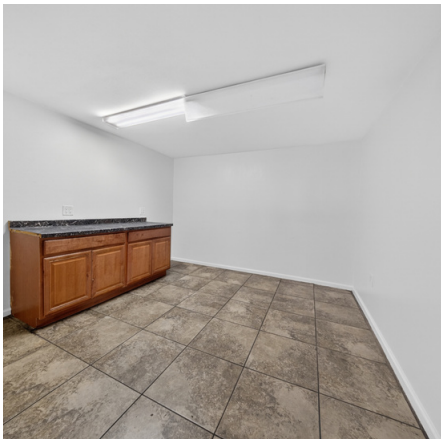
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PROPERTY PHOTOS





PROPERTY PHOTOS



RETAIL MAP

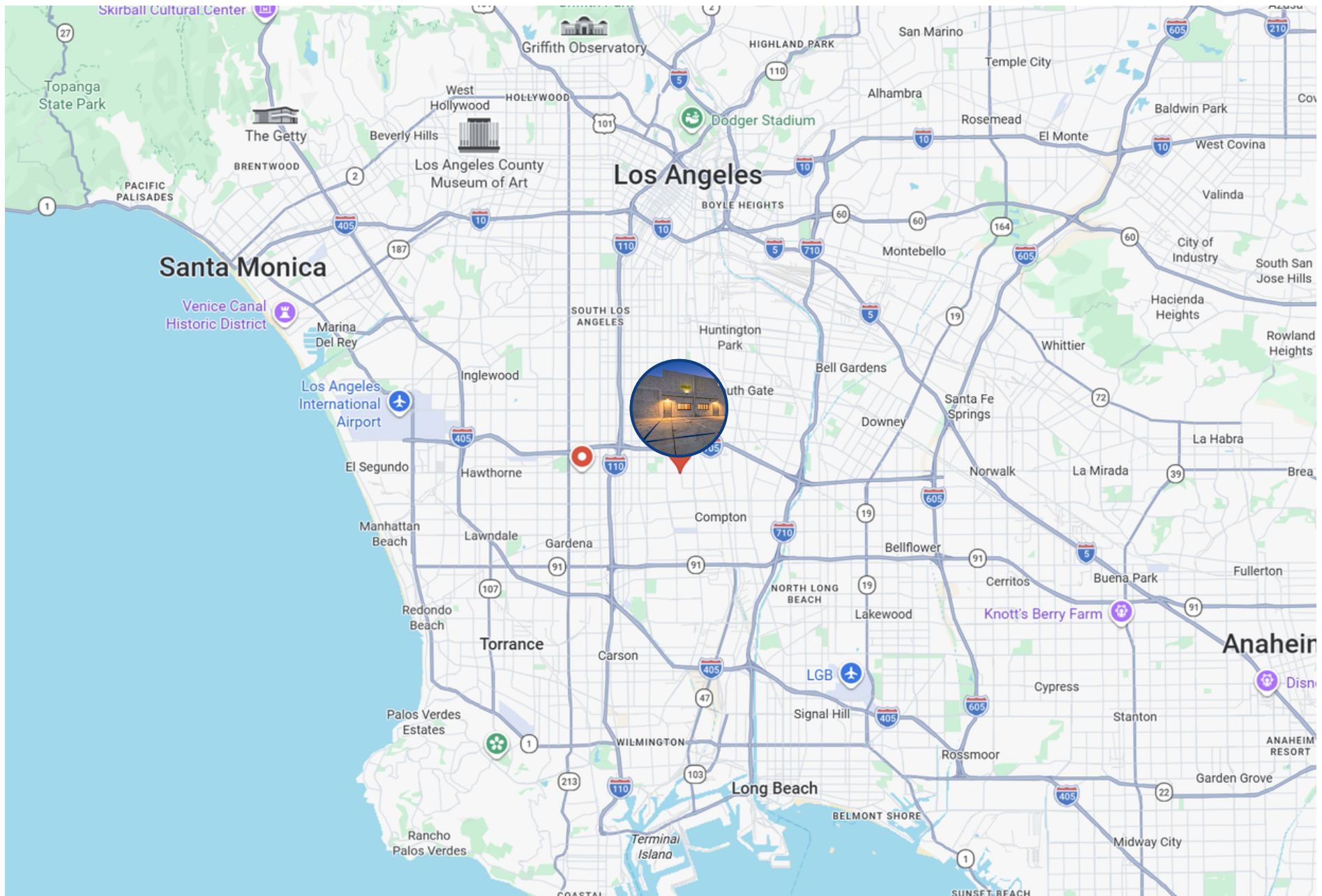


AERIAL MAP

LOCATED ALONG WEST EL SEGUNDO BOULEVARD IN THE COMPTON SUBMARKET OF LOS ANGELES COUNTY, 1437 W EL SEGUNDO BLVD SITS WITHIN A WELL-ESTABLISHED INDUSTRIAL CORRIDOR SURROUNDED BY A DIVERSE MIX OF WAREHOUSE, DISTRIBUTION, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS FUNCTIONAL STREET ACCESS AND FRONTAGE ALONG A PRIMARY THOROUGHFARE, PROVIDING CONSISTENT EXPOSURE AND EASE OF INGRESS AND EGRESS FOR INDUSTRIAL OPERATIONS. THE LOCATION BENEFITS FROM CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING THE 110, 105, AND 710 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SOUTH BAY, DOWNTOWN LOS ANGELES, AND THE GREATER LOS ANGELES INDUSTRIAL MARKET



LOCATION MAP





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