

Available Acres 2.01 Land For Lease & For Sale Available SF 87,421



**Address:** 520-526 El Segundo Blvd & 529-533 Carlin St, Compton, CA 90222

**Cross Streets:** Alameda St/E El Segundo Blvd

±2.01 Acres Available for Lease and Sale  
 Fenced Yard / Street to Street Access  
 13 Miles to LA and Long Beach Ports  
 12 Miles to LAX

\*Can Be Divided and Leased Separately (See Below)\*

<b>Lease Rate/Mo:</b>	\$25,352	<b>Available Acres:</b>	2.01 Ac	<b>Gas:</b>		<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.29	<b>Available SF:</b>	87,421 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	MH-B
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	0 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	5-10 Years	<b>Yard:</b>	Fenced	<b>Electric:</b>		<b>Market Area:</b>	Gardena/North Compton
<b>Sale Price/SF:</b>	\$59.00			<b>Fiber:</b>		<b>APN:</b>	6169-024-009,6169-024-010,61
<b>Sale Price:</b>	\$5,157,839.00						

**Listing Company:** Daum Commercial  
**Agents:** [Brad Levin 310-538-6728](mailto:brad.levin@daumcommercial.com), [Anthony Bergeman. SIOR 310-525-1920](mailto:anthony.bergeman@daumcommercial.com)

**Listing #:** 65fdbfabd9af3533b49b9fb8 **Listing Date:** 03/22/2024 **FTCF:** CB000N00S000/A0AA

**Notes:** Call broker for commission information. APN's: 6169-024-009, 6169-024-010, 6169-024-011, 6169-024-013, Can be divided and leased separately. 520 & 526 El Segundo Blvd is ± 43,852 SF of Land. 529 & 533 Carlin St is ± 43,569 SF of land.