

Available SF 4,800 SF

Industrial For Sublease

Building Size 4,800 SF



**Address:** 140 Center St, El Segundo, CA 90245  
**Cross Streets:** Center St/Franklin Ave

Remaining Term Until February 28, 2022  
 Delivery Date: January 1, 2021  
 Attractive Location For Creative/Technology  
 Large 18' Ground Level Roll Up Door in the Rear  
 Single Dock Position Front  
 Weekend Tours Possible

**Lease Rate/Mo:** \$10,800  
**Lease Rate/SF:** \$2.25  
**Lease Type:** Gross  
**Available SF:** 4,800 SF  
**Minimum SF:** 4,800 SF  
**Prop Lot Size:** 0.15 Ac / 6,661 SF  
**Term:** Sublease Through 2/28/2022  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 13'  
**GL Doors/Dim:** 1 / 18'x10'  
**DH Doors/Dim:** 1 / 9'x8'  
**A: TBD V: O: W:**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1956  
**Whse HVAC:** No  
**Parking Spaces:** 3 / **Ratio:** 0.6:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** TBD  
**Restrooms:** 2  
**Office HVAC:** None  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 432 SF  
**Include In Available:** No  
**Possession:** 01/01/2021  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** LAX Area  
**APN#:** 4139-004-052

**Listing Company:** Apex Commercial Real Estate  
**Agents:** [Arnold Ng, MBA, CCIM 310-714-9500](mailto:arnold.ng@apexcir.com)

**Listing #:** 25188890 **Listing Date:** 09/29/2020

**FTCF:** AP250N000S000/A0AA

**Notes:** Occupied, please call to arrange appointments for a tour. Tour times are Monday, Tuesday or Saturday by appointment please call 310.714.9500, please do not disturb tenant. Visitors must be U.S. Citizens and must register upon visiting location.