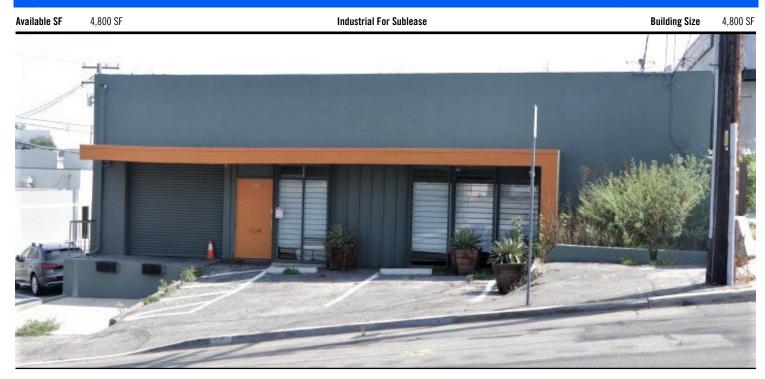


## 21250 Hawthorne Blvd Torrance, CA 90503 | 310-377-3456



Address: Cross Streets:

Apex Commercial Real Estate

## 140 Center St, El Segundo, CA 90245

## 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	Sprinklered:	No	Office SF / #:	TBD
Lease Rate/SF:	\$2.25	Clear Height:	13'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 18'x10'	Office HVAC:	None
Available SF:	4,800 SF	DH Doors/Dim:	1 / 9'x8'	Finished Ofc Mezz:	0 SF
			179 X0		
Minimum SF:	4,800 SF	A: TBD V: 0: W:		Include In Available:	No
Prop Lot Size:	0.15 Ac / 6,661 SF	Construction Type:	Tiltwall	Unfinished Mezz:	432 SF
Term:	Sublease Through 2/28/2022	Const Status/Year Blt:	Existing / 1956	Include In Available:	No
Sale Price:	NFS			Possession:	01/01/2021
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:		Parking Spaces: 3	/ Ratio: 0.6:1	To Show:	Call broker
Yard:	Fenced	Rail Service:	No	Market/Submarket:	LAX Area
Zoning:	M1	Specific Use:	Warehouse/Office	APN#:	4139-004-052
Listing Company:	Apex Commercial Real Estate				
Agents:	Arnold Ng, MBA, CCIM <u>310-714-9500</u>				
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.				



Arnold Ng, MBA, CCIM ang@apexcir.com 310-714-9500

