

NEW! FOR LEASE (OR SALE) | ±\$8K/MONTH | EL SEGUNDO SMOKY HOLLOW INDUSTRIAL CORRIDOR
 ±3,570 SF HIGH-DEMAND MULTI-USE CREATIVE INDUSTRIAL SPACE | 115 PENN STREET, EL SEGUNDO, CA

PROXIMITY TO MAJOR TRANSPORTATION HUBS | IDEAL FOR BUSINESSES SEEKING LOGISTICAL ADVANTAGE



LOCATED IN EL SEGUNDO'S ATTRACTIVE INDUSTRIAL CORRIDOR, NEAR LAX, THE PORT OF LOS ANGELES, AND MAJOR FREEWAYS.

AWESOME FEATURES FOR FUTURE TENANT USE TO SUPPORT SERVICE-BASED BUSINESSES, SUCH AS VERSATILE LAYOUT/SPACE, CONVENIENT ACCESS AND PARKING, & ESSENTIAL FACILITIES.

ZONED FOR LIGHT INDUSTRIAL USE (M-1), IDEAL FOR MANUFACTURING, WAREHOUSING, AND DISTRIBUTION OPERATIONS.

DYNAMIC LIGHT INDUSTRIAL SPACE

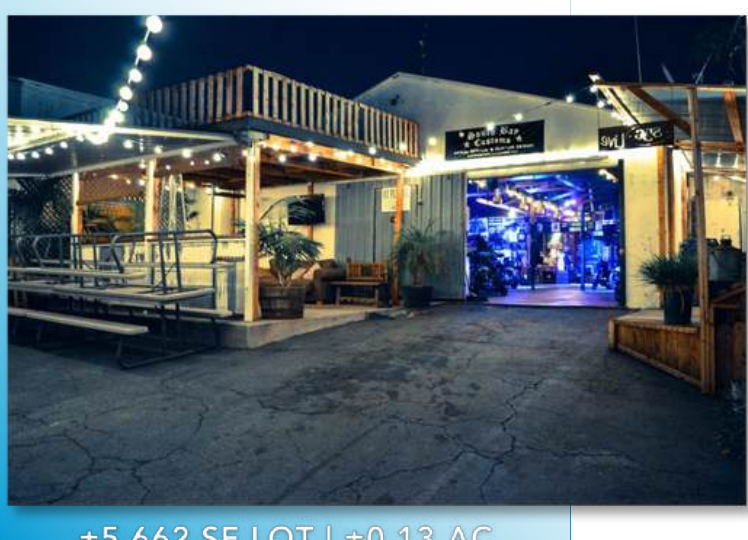
MIXED-USE INDUSTRIAL THAT SUPPORTS DIVERSE FUNCTIONS



SEE SITE PLANS BELOW FOR LIGHT INDUSTRIAL LEASE OR SALE SPACE

THE PROPERTY

In the unique beachside gem of El Segundo, CA, is a ±3,570 SF of service-oriented space located at 115 Penn Street. This creative and hip industrial building sits on a ±0.13-acre lot, features a clear ceiling height of 14', includes one drive-in/grade-level door and boasts a parking ratio of 2.11/1,000 SF. Desirably located in El Segundo's sought-after Smoky Hollow industrial corridor, the property offers proximity to major transportation hubs and the Port of Los Angeles. Zoned for light industrial and a dynamic infrastructure already in place, 115 Penn Street provides great flexibility for future tenant use and is available for \$2.24 per square foot / \$8,000 per month. Tenants can utilize this multi-purpose light industrial space for various service, experience, industrial and storage needs.



±5,662 SF LOT | ±0.13 AC

SUMMARY	
FOR LEASE	\$8,000 Per Month \$2.24 PSF
ADDRESS	115 Penn Street
CITY/STATE	El Segundo, CA 90245
TENANCY	Single Tenant
YEAR BUILT	1953/Recent Full Remodel
ZONING	M-1 Light Industrial
LOT SIZE SF	±5,662 SF
LOT SIZE AC	±0.13 AC
BUILDING AREA	±3,570 SF
TOTAL BUILDINGS	1 Building
CLEAR HEIGHTS	14'
GRADE LEVEL DOORS	1



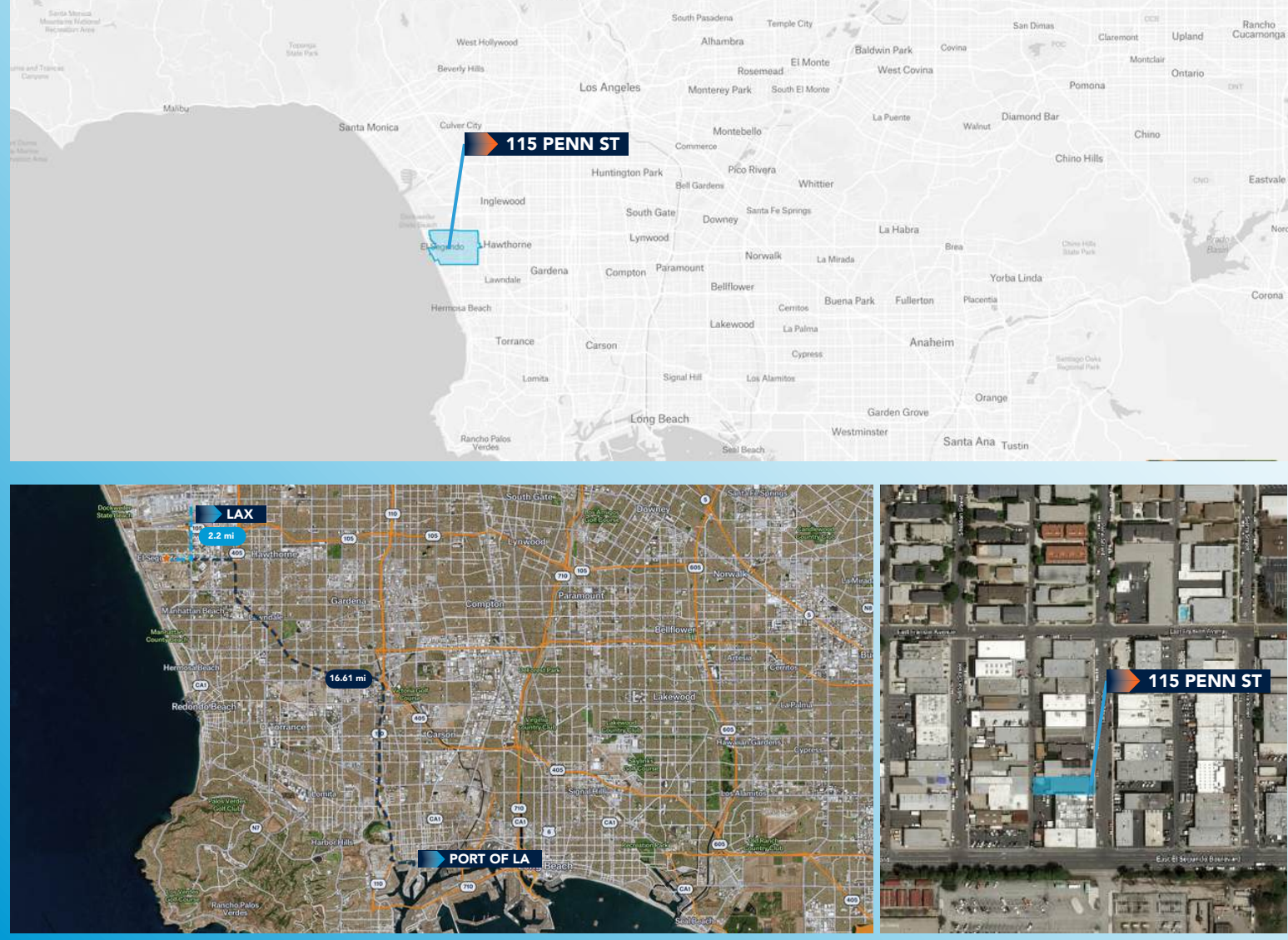
BUILDING AREA ±3,570 SF

THE LOCATION

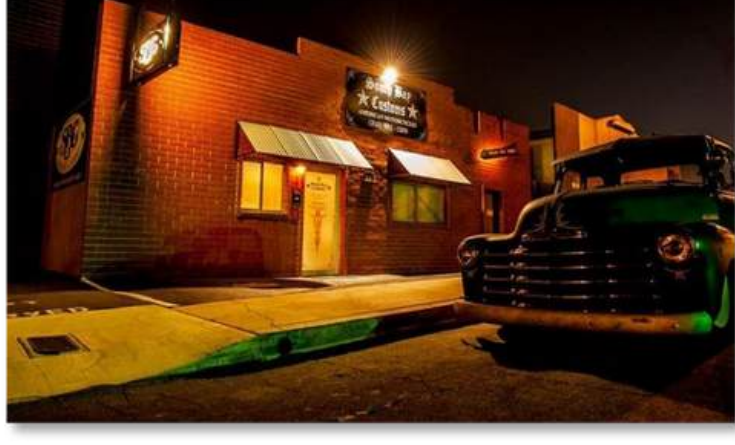
115 Penn Street stands out as a prime lease or sale opportunity within El Segundo's industrial zone. Its strategic location is just a few miles from Los Angeles International Airport (LAX) and offers access to key transportation hubs like the Port of Los Angeles, with excellent connectivity to I-105 and I-405 freeways. El Segundo is celebrated for its vibrant blend of established manufacturing and emerging creative sectors, evidenced by its low industrial vacancy rate of approximately 2.8% and favorable cap rates of 4.5% to 5.5%. The local economy is healthy and growing, with a high median household income and strong growth potential, making this property a compelling choice in a thriving and well-connected market.

NEARBY PORT OF LOS ANGELES INDUSTRIAL PROPERTY

Prime Industrial Real Estate in El Segundo: Strategic Location with Top Connectivity, Low Vacancy, and Strong Economic Growth

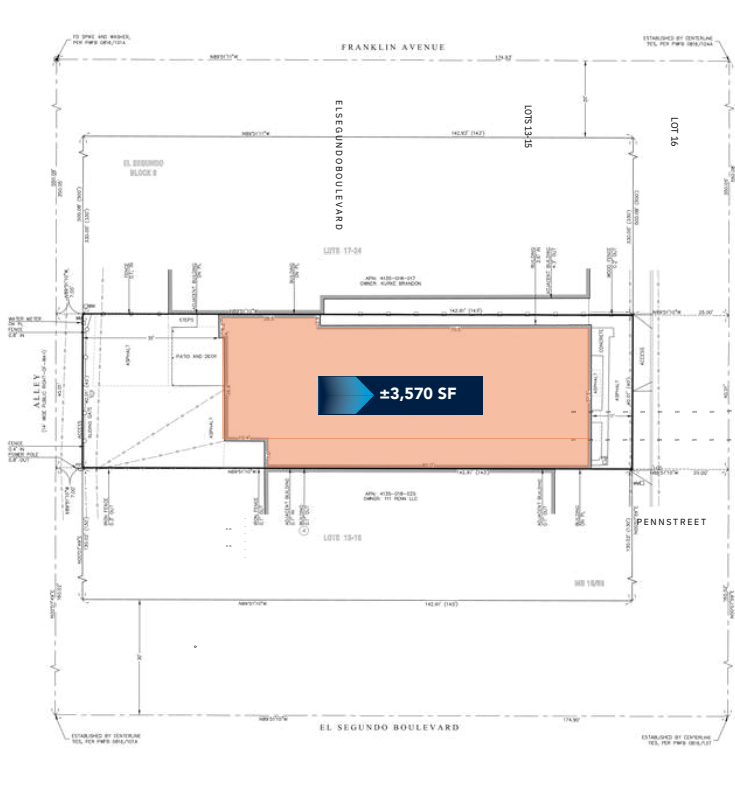


PROPERTY PHOTOS



SITE PLAN

VERSATILE MIXED-USE SPACE

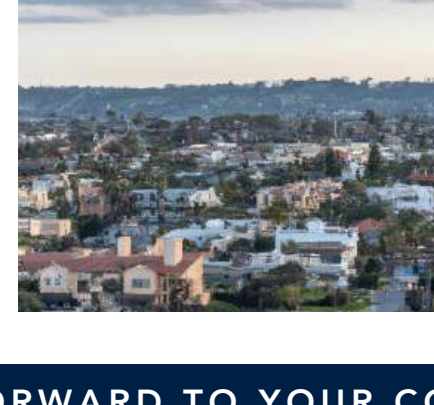
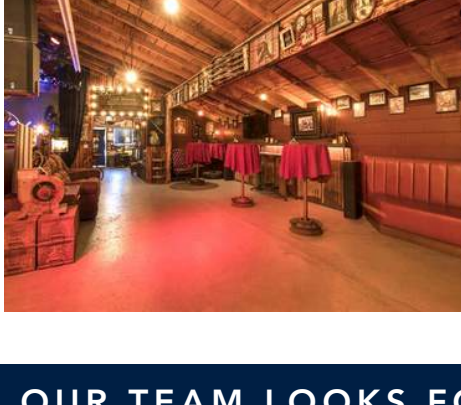


LEASING OPPORTUNITY IN THE VIBRANT AND CREATIVE EL SEGUNDO

ABOUT THE LEASE

115 PENN STREET

Previously utilized as a multi-functional venue, this property is ideal for a wide range of tenants, including creative studios, event spaces, and light manufacturing or service businesses. The space features three distinct event areas, a clear ceiling height of 14 feet, and one drive-in/grade-level door, all at an attractive price of \$8,000 per month (\$2.24 PSF).



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