

**HIGH IMAGE FLEXIBLE FACILITY
IN THE HEART OF EL SEGUNDO**



LOCATION:	2265 El Segundo Ave, El Segundo, CA, 90245
PURCHASE PRICE:	\$17,250,000
BUILDING SIZE:	78,500 Sq Ft *Can be expanded to 157,000 sq ft if second floor is built.
LOT SIZE:	194,914 Sq Ft.
CEILING HEIGHT:	26' - 27'
PARKING:	275
COMMENTS:	High image flexible facility good for a variety of flex, office, R&D, showroom, or industrial uses. Currently consists of 15,000 of class "A" office space. Building features high ceilings (approx. 26'-27'), two loading docks, concrete tilt-up construction, & located within close proximity to the freeway and LAX. Can be delivered with tenant or vacant.

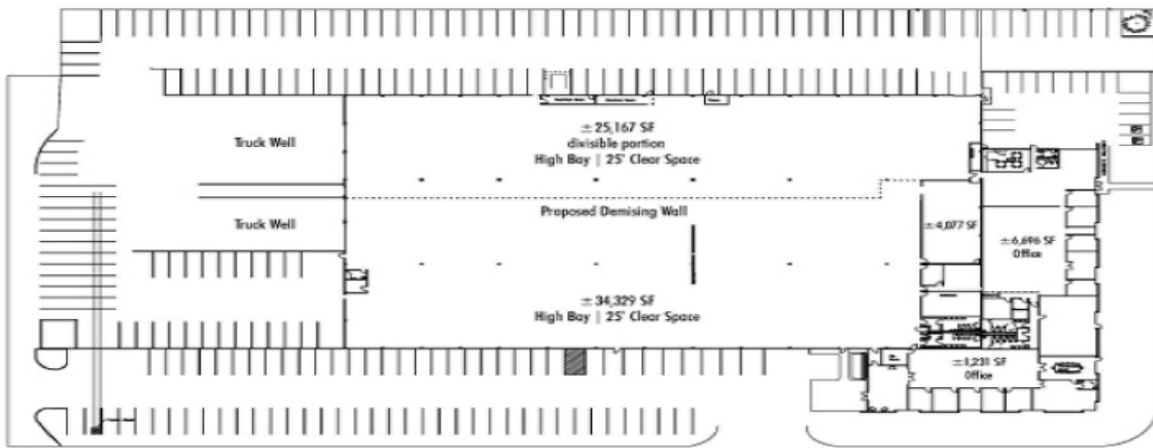
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SITE PLAN



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