



401 CORAL CIRCLE

EL SEGUNDO, CA 90245

ADDRESS

401 Coral Circle
El Segundo, CA 90245

LEASE RATE

Submit

TOTAL BUILDING SF

±56,815 SF

OFFICE SF

±25,806 SF

WAREHOUSE SF

±30,743 SF



New landscaping, parking lot, and building façade currently under renovation



Free standing building strategically located in a rapidly developing creative office/ industrial area of El Segundo



Great opportunity for a flex/industrial/ office studio-production user



Excellent proximity to an abundance of retail located along the Rosecrans corridor, at the Point, and Plaza El Segundo

- + Short walk to the MTA Green line
- + Ten-minute drive to the LAX Airport
- + Easy access to the 405 and 105 freeways
- + Situated in the business-friendly city of El Segundo that offers no gross receipts tax
- + High bay 24' clearance warehouse
- + Rare 6 dock high capability in El Segundo
- + Polished concrete floors and exposed ceiling in office
- + Large portion of warehouse is currently air conditioned
- + Building offers 3,000 amps of over standard, heavy power

PROPERTY DETAILS

TOTAL BUILDING SF	± 56,815 SF
WAREHOUSE SF	±30,743 SF
OFFICE SF	±25,806 SF
FIRST FLOOR SIZE	±13,120 SF
SECOND FLOOR SIZE	±12,686 SF
LAND SIZE	±108,900 SF
APN	4138-013-009
YEAR BUILT	1968, renovated in 2007
PARKING	±115 stalls
HVAC	HVAC in offices; additional climate controlled production area
BUILDING TYPE	Laminated / Wood Beam
CONSTRUCTION TYPE	CTU
CLEAR HEIGHT	24'
DOCK HIGH DOORS	Six (6)
POWER	3,000 amps 277/480 V, 3 phase
ZONING	M1 Light Industrial





PACIFIC OCEAN

401 CORAL CIRCLE
EL SEGUNDO, CA 90245

LOS ANGELES
INTERNATIONAL AIRPORT

EL SEGUNDO

PLAZA EL SEGUNDO

THE POINT

MANHATTAN
VILLAGE

MARRIOTT MANHATTAN BEACH
GOLF CLUB

CONTINENTAL
DEVELOPMENT

Metro Rail

Douglas St

Coral Circle

Rosecrans Ave

>> to 405
Freeway >>

TRADER JOE'S

For additional information please contact:

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