



750
s douglas st

El Segundo, CA 90245

CBRE

The Offering

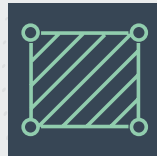
CBRE, as exclusive advisor, is pleased to present 750 S Douglas Street, a premier industrial/flex building located in the heart of Los Angeles' South Bay submarket. The property offers approximately 14,288 SF of versatile building space situated on 45,999 SF (1.06 acres) of land, accommodating a wide range of uses. Available for purchase or lease, this standalone building provides an exceptional opportunity for owner-users, investors, or occupiers. With its prime location and the scarcity of freestanding industrial/flex buildings in the El Segundo market, 750 S Douglas Street represents a rare and highly desirable offering.



Property Highlights



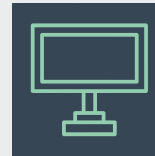
BUILDING SIZE
±14,288 SF



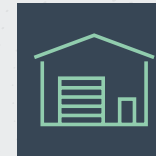
LAND SIZE
±45,999 SF
(1.06 Acres)



PROPERTY TYPE
Industrial/Flex



SIGNAGE
Building/ Monument
Signage Opportunity



STANDALONE BUILDING
Rare Freestanding
Opportunity in El
Segundo



PARKING
Generous On-Site
Parking Ratio
±45 Stalls
3.15/1,000



Location Highlights



PRIME SOUTH BAY LOCATION

Situated at 750 S Douglas Street near Rosecrans Avenue



EXCELLENT ACCESSIBILITY

Immediate access to I-405 and I-105 freeways



PROXIMITY TO LAX

Approximately 10 minutes to Los Angeles International Airport



AMENITY-RICH AREA

Walking distance to retail, dining, and fitness options along Rosecrans Corridor



CORPORATE NEIGHBORS

Close to major employers and tech/media companies in El Segundo

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

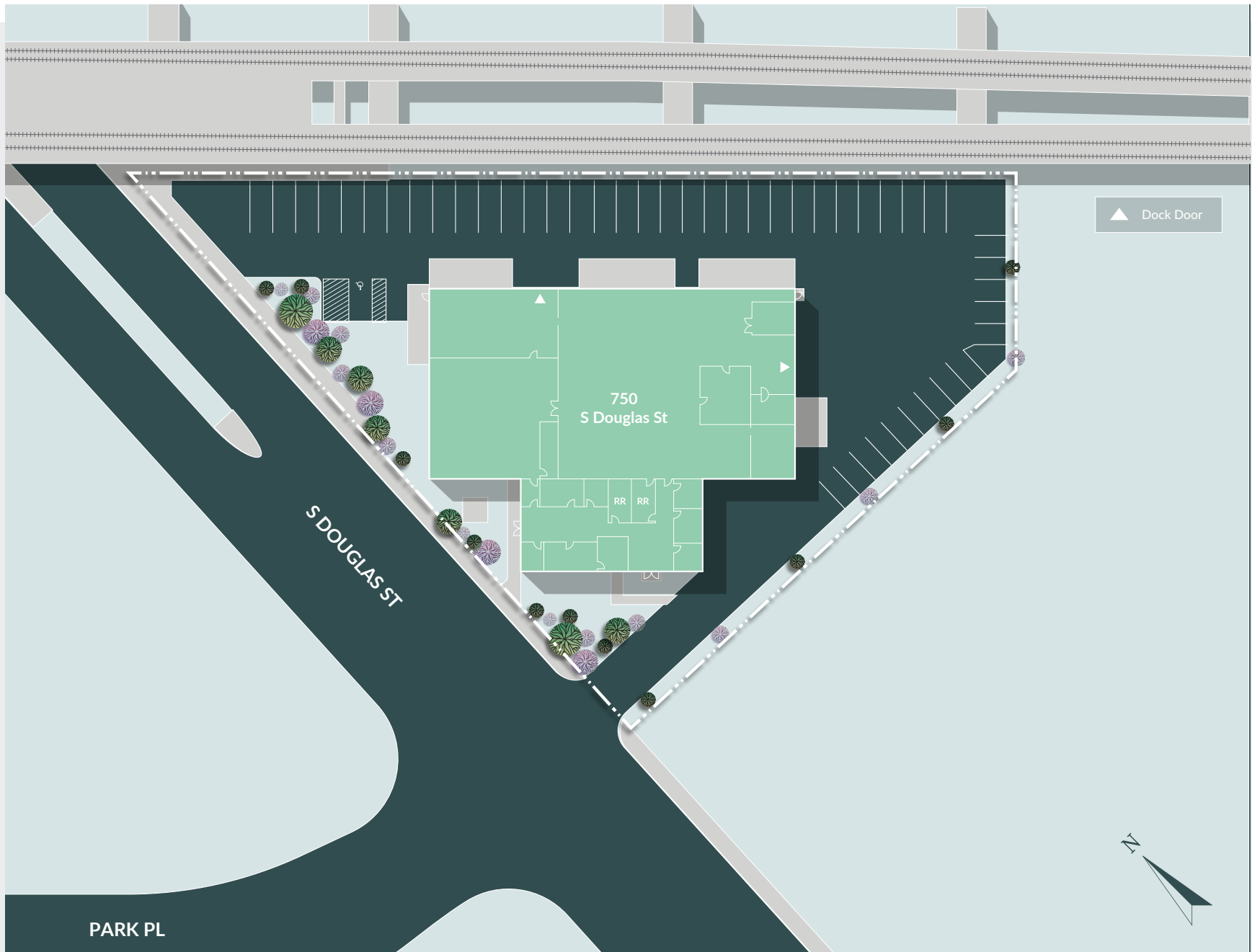
Address	750 S Douglas St, El Segundo, CA 90245
Market/Submarket	El Segundo
Square Footage	14,288 SF
Lot Size	45,999 SF (1.06 Acres)
Year Built	1966
Power	1,200 *to be verified
Ceiling Height	17' 6"
Parking	±45 stalls



Photo Gallery



Site Plan/ Floor Plan



Rosecrans Corridor Map



750

s douglas st



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