

Available SF 2,600 SF

Industrial For Lease

Building Size 19,101 SF



**Property Name:** Regal Business Park  
**Address:** 1320 W El Segundo Blvd, Unit B, Gardena, CA 90247  
**Cross Streets:** W El Segundo Blvd/Normandie Ave

Newly Refurbished  
 Multi-Tenant Building  
 1 Ground Level Loading, 14' Clearance  
 Great 105 and 110 Freeway Access  
 El Segundo Boulevard Frontage

<b>Lease Rate/Mo:</b>	\$2,600	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	250 SF / 2
<b>Lease Rate/SF:</b>	\$1.00	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross / Op. Ex: \$0.10	<b>GL Doors/Dim:</b>	1 / 10'x10'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,600 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,600 SF	<b>A: 200 V: 220 0: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1978	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3 / Ratio:</b>	1.2:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Gardena/North Compton
<b>Zoning:</b>	M1			<b>APN#:</b>	6115-001-003

**Listing Company:** The Klabin Company

**Agents:** [Scott Andersen 310-329-9000](mailto:Scott.Andersen@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

**Listing #:** 44194871

**Listing Date:** 01/21/2026

**FTCF:** CB300N000S000/A0AA

**Notes:** Lessee to verify all information contained herein. \$1.00/SF teaser rate for the first 6 months of a 3-5 year lease. \$1.65/SF thereafter



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

