

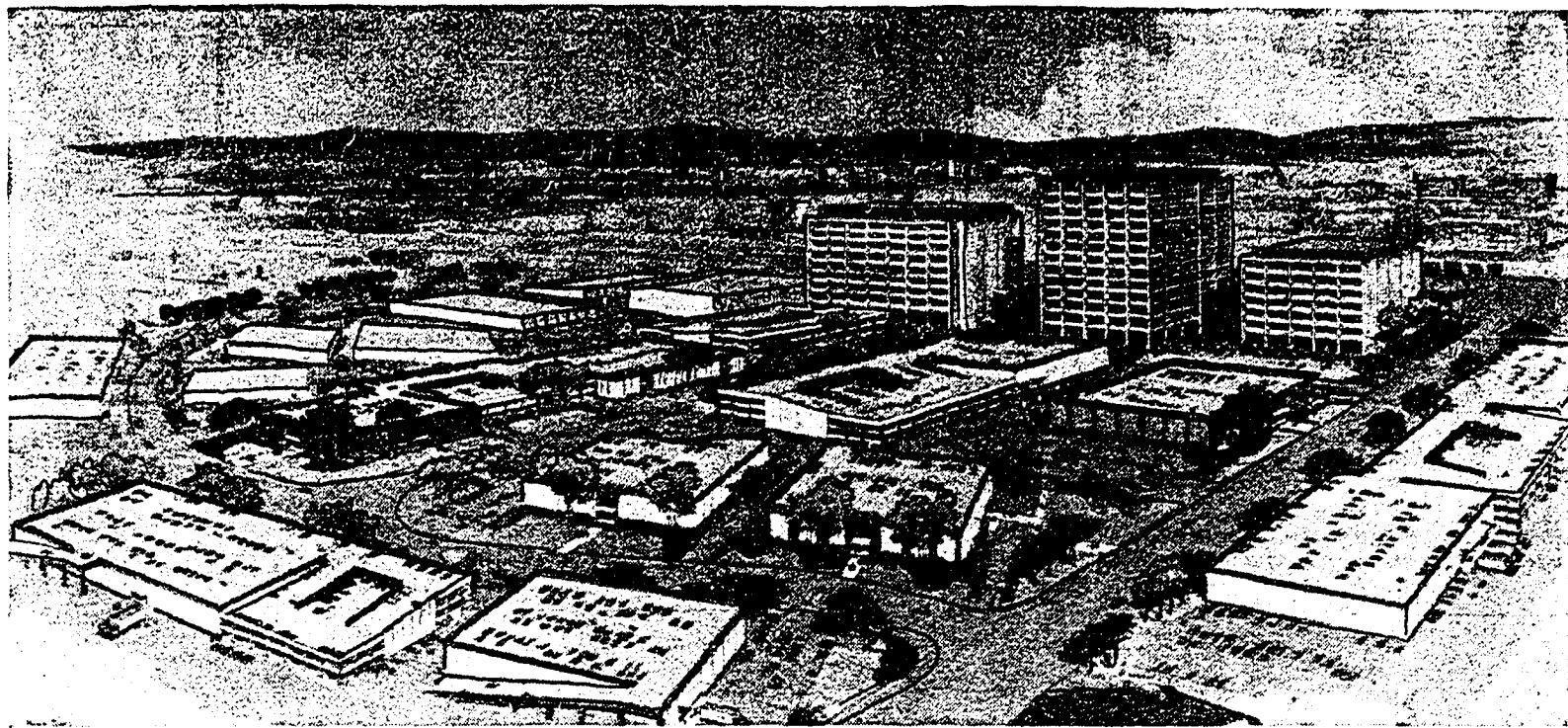
\$65 Million Industrial Complex Under Way

LOU DESSER

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NEAR AIRPORT -Continental Park, 40-acre office building and industrial complex in El Segundo, as it will appear on completion.

EL SEGUNDO PROJECT FEATURES ROOFTOP PARKING

\$65 Million Industrial Complex Under Way

BY LOU DESSER

Times Staff Writer

Rooftop parking and strategically located parking structures will allow for utmost utilization of land at Continental Park, a \$65 million controlled office building and industrial complex under construction in El Segundo.

Situated at one of the few remaining close-in locations, Continental Park is rising on a 40-acre site two miles south of Los Angeles International Airport. The complex fronts on Rosecrans Ave. with entrances on Nash and Apollo Sts., four blocks west of the San Diego Freeway.

Continental Development Corp. plans call for 15 all-electric industrial and high-rise buildings designed for offices, light manufacturing and research and development activities. Also proposed is a 22-story office tower.

Storm drains, sewers, streets and underground utilities are in place at the industrial community.

Charles H. Lundquist, president of Continental Development, 4519 Admiralty Way, Marina del Rey, initiated the rooftop parking concept on the

nearby TRW Systems building in Unimerc Industrial Park. The eight-building complex, completed in 1968, includes as tenants the AiResearch Division of the Garrett Corp., Elco Pacific, Matrix Corp.-Computer Services Division and Van Dusen Aircraft Supplies, Inc.

Nearing completion at Continental Park are two tilt-up, reinforced concrete, Type A buildings with a connecting four-level parking facility. One has 130,000 square feet of floor space and the other, 100,000 square feet. Both have two floors.

Each building was designed with separate entrances, making split occupancy possible. Both are fireproof and finish painted throughout.

The air-conditioned general office areas feature vinyl floor tile and recessed fluorescent lighting. Executive offices have walnut paneling, carpeting and drapes.

Each of the buildings has ground level and rooftop parking for more than 200 cars and the adjoining parking structure will accommodate 632 more.

Completion of the initial building is scheduled for

October, followed by the second structure and parking facility a month later. Construction is slated by year-end on a similar trio of buildings on the west side of Nash St. at Rosecrans Ave.

Continental Park buildings will range from 20,000 to 200,000 square feet for a total of 1.5 million to 2 million square feet, excluding the multilevel parking structures. The proposed 22-story tower would add 352,000 square feet.

For growing firms, a special analysis of requirements in meeting existing and future needs is part of Continental's professional planning service, according to George J. Phillips, project manager, whose on-site office is at 2101 E. Rosecrans Ave., El Segundo.

General contractor on the project is Consolidated Engineering and Construction Division of the Unimerc Corp., Marina del Rey. Architect is Anthony & Langford, Whittier; structural engineer is Ross Connors Associates, Buena Park, and land development consultant is South Bay Engineering Corp., Palos Verdes Estates.