

2501 Rosecrans Avenue, Compton, CA

±300,217 SF



Minutes to the World Ports of Los Angeles / Long Beach & LAX



Class A Supply Chain Solution



±100 Doors
Cross-Dock Warehouse
Drive Around Capability



Huge yard area
(up to 265' deep)
excess land for 138
trailer spots

EXCLUSIVE AGENTS

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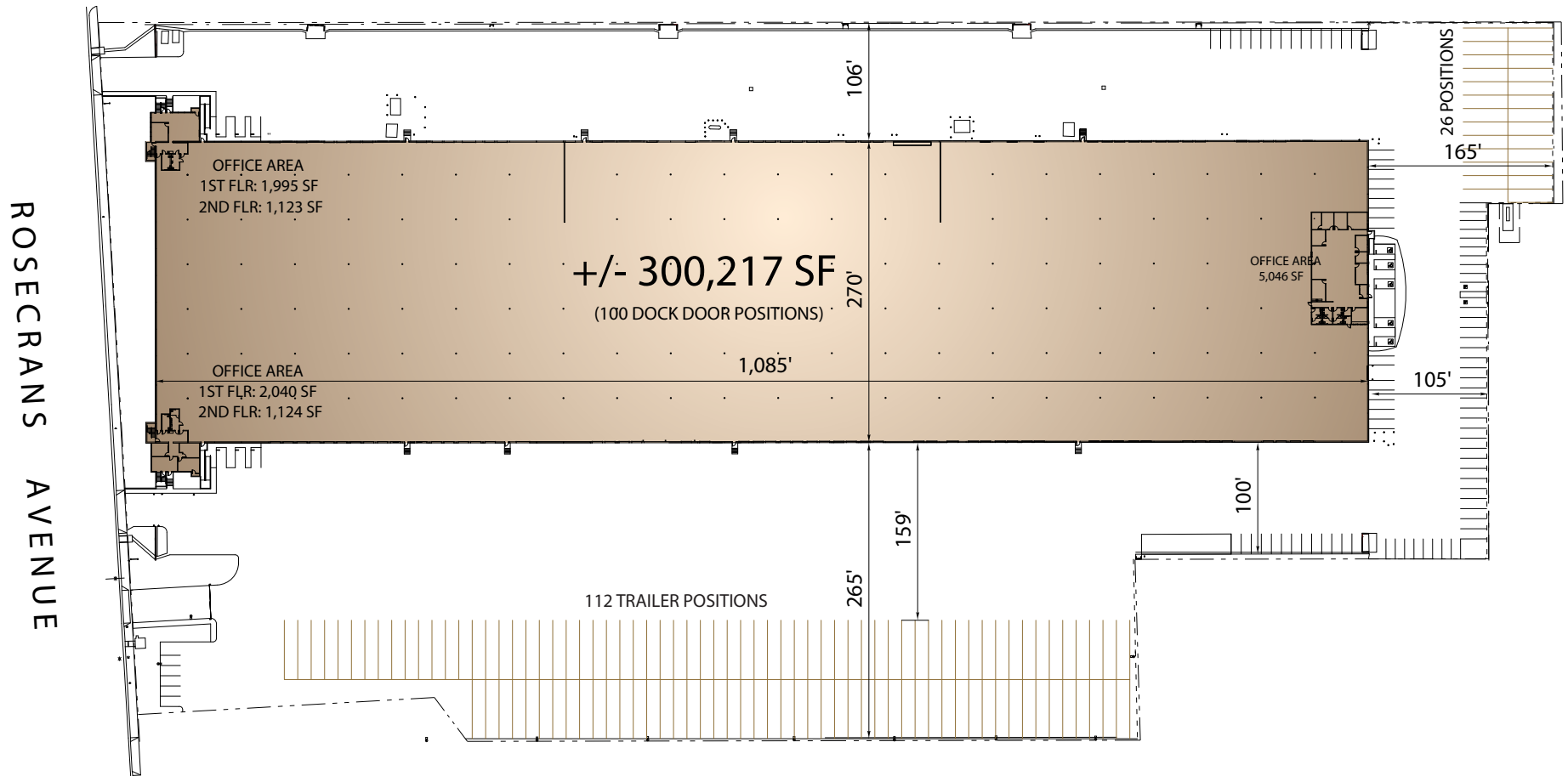
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CBRE

Property Features & Site Plan



Cross-dock configuration with ± 100 doors



Huge yard area (up to 265' deep) excess land for 138 trailer spots



26' minimum ceiling clearance



T-5 warehouse lighting



.60/3,000 sprinkler system



Situated on 17.06 acres of land



11,328 SF Offices



7,000 Amps

Regional Drayage & Location Map



±200,000
warehouse/transportation workers
within a 30-minute drive



±16 million
people within a 90-minute drive



±40% of all goods
entering the US come through the
Ports of Los Angeles and Long Beach



±25 million
people within 1-day delivery



Drayage Rate Comparison

SUBMARKET	COST PER CONTAINER (From LA/LB Port)	DIFFERENCE (Cost difference per container)
Compton	\$764	\$0
Santa Fe Springs	\$853	\$89
Ontario	\$990	\$226
Redlands	\$1,112	\$348
Victorville	\$1,233	\$469

Source: Drayage cost estimates provided by WCL Consulting, 2022

Rosecrans Ave



 **11 Miles**
Los Angeles International Airport

 **13 Miles**
Ports of Los Angeles and Long Beach

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