



Address: 1220 W Walnut St, Compton, CA 90220
Cross Streets: Walnut St/Anderson Ave

Free Standing Building With Fenced Yard
 4,450 Sq. Ft. Office Area
 20' Minimum Clearance
 Calculated Sprinkler System
 Dock High and Ground Level Loading

Lease Rate/Mo: \$26,404
Lease Rate/SF: \$0.92
Lease Type: NNN / Op. Ex: \$0.24
Available SF: 28,700 SF
Minimum SF: 28,700 SF
Prop Lot Size: 1.52 Ac / 66,171 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$29,635 / 2019
Yard: Fenced / Paved
Zoning: COHM

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 1 / 12x12
DH Doors/Dim: 2 / 12x12
A: 400 **V:** 120/208 **O:** 3 **W:** 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1970
Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 1.7:1
Rail Service: Yes
Specific Use: Warehouse/Distribution

Office SF / #: 4,450 SF / 8
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/2020
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-024-034

Listing Company: The Klabin Company
Agents: [David Grote 310-329-9000](mailto:David.Grote@klabin.com), [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com), [Michael Ouellette 310-329-9000](mailto:Michael.Ouellette@klabin.com)
Listing #: 24118946
Notes: NNN expenses are approximately \$0.24/sf. Sprinkler: .33/4500. Rail Possible.

Listing Date: 01/16/2020

FTCF: CB250Y125S000/A0AA



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other real estate advisor.



THE KLABIN COMPANY
 INDUSTRIAL AND OFFICE REAL ESTATE SINCE 1961
 CORFAC INTERNATIONAL

KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100
 TORRANCE, CA 90502
 DRE 00824993
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



THE KLABIN COMPANY
INDUSTRIAL AND OFFICE REAL ESTATE SINCE 1961
CORFAC INTERNATIONAL

DAVID GROTE
Principal
310.329.9000 X1110
davidg@klabin.com
Lic. 00587226

TYLER ROLLEMA
Senior Associate
310.329.9000 X1140
tylerr@klabin.com
Lic. 01917920

MIKE OUELLETTE
Senior Associate
310.329.9000 X1170
mikeo@klabin.com
Lic. 01989268