

Available SF 7,670 SF

Industrial For Lease

Building Size 15,340 SF



Address: 1982 E Gladwick St, Rancho Dominguez, CA 90220
Cross Streets: E Gladwick St/ Wilmington Ave

Cul-De-Sac Location
 No CAM Charge
 Functional Unit With 20% Office
 Flexible For Many Types Of Uses

Lease Rate/Mo: \$8,054
Lease Rate/SF: \$1.05
Lease Type: Gross
Available SF: 7,670 SF
Minimum SF: 7,670 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M-2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 400 V: 120/240 0: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1973

Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,375 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2021
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7318-020-038

Listing Company: The Klabin Company
Agents: [Tyler Rollema 310-329-9000](mailto:Tyler.Rollema@klabin.com)
Listing #: 25375632
Notes: Northern half of building. Co-listed with AIR CRE NonMember (Warren Noack). Lessee to verify all information contained herein.

Listing Date: 12/08/2020

FTCF: CB275N000S000/A0AA



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