



Address: 2945 E Maria St, Rancho Dominguez, CA 90221
Cross Streets: S Susana Rd/E Maria St

High Functional Industrial Building
 Newer Office - To Be Fully Refurbished
 Private, Fenced Yard
 Professionally Owned, Managed & Maintained
 Unincorporated LA County

Lease Rate/Mo: \$34,471
Lease Rate/SF: \$0.98
Lease Type: Industrial Gross / Op. Ex: \$0.07
Available SF: 35,174 SF
Minimum SF: 35,174 SF
Prop Lot Size: 1.39 Ac / 60,548 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$17,487 / 2018
Yard: Fenced / Paved
Zoning: M-1.5

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 12x14
DH Doors/Dim: 7
A: 1200 **V:** 277/480 **O:** 3 **W:**
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1970
Whse HVAC: No
Parking Spaces: 72 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,230 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 4,000 SF
Include In Available: No
Possession: 04/01/2020
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-003-038

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](#), [Courtney Bell 310-329-9000](#), [Tyler Rollema 310-329-9000](#)

Listing #: 23625410

Listing Date: 08/21/2019

FTCF: CB250N150S000/A0AA

Notes: OpEx of \$0.07/SF for maintenance, management, and reserves. 138' loading distance (see site plan) Sprinkler calc: .33/3000. DH Dim (2) 18x10; (1)18x14; (1)10x14, Power: 600 Amps, 277/480 & 600 Amps 120/208. Lessee to verify all info contained herein.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

