



**Property Name:** Dominguez Technology Center  
**Address:** 18821 Broadwick St, Rancho Dominguez, CA 90220  
**Cross Streets:** Broadwick St/University Dr

High Image Facility  
 2 Truck High  
 6,668 SF Office  
 Fenced Yard

**Lease Rate/Mo:** TBD  
**Lease Rate/SF:** TBD  
**Lease Type:** NNN  
**Available SF:** 25,159 SF  
**Minimum SF:** 25,159 SF  
**Prop Lot Size:** POL  
**Term:** 5-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$29,402 / 2018  
**Yard:** Fenced / Paved  
**Zoning:** M-2

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 2 / 24'x12'  
**A:** 800 V: 277/480 O: 3 W: 4  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing  
**Whse HVAC:** No  
**Parking Spaces:** 52 / **Ratio:** 2.1:1  
**Rail Service:** No  
**Specific Use:**

**Office SF / #:** 6,668 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 3,480 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 11/01/2019  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** LA South  
**APN#:** 7318-009-032

**Listing Company:** The Klabin Company  
**Agents:** [David Prior 310-329-9000](mailto:David.Prior@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com), [Todd Taugner 310-329-9000](mailto:Todd.Taugner@klabin.com)  
**Listing #:** 21348141  
**Notes:** OpEx=21.5¢. Sprinkler Calc.: .30/3000.  
**Listing Date:** 04/29/2019

**FTCF:** CB250N150S000/A0AA



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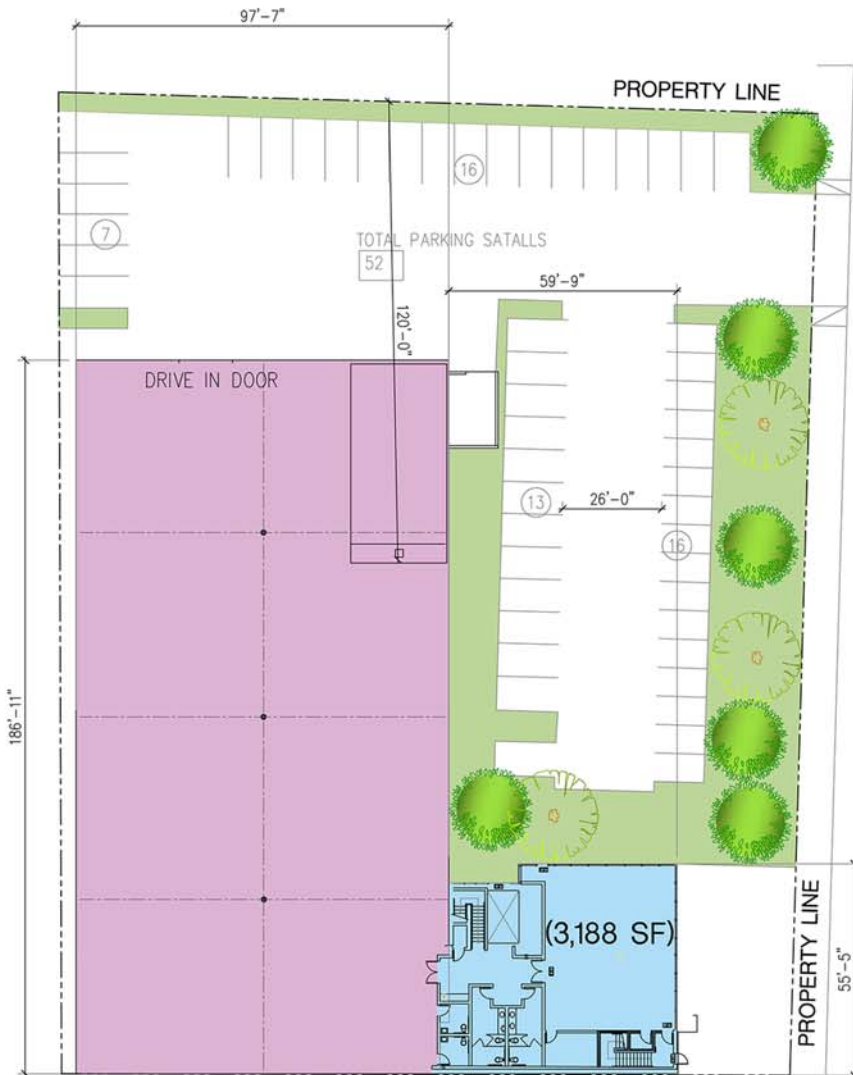
19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502  
 DRE 00824993  
**310.329.9000**



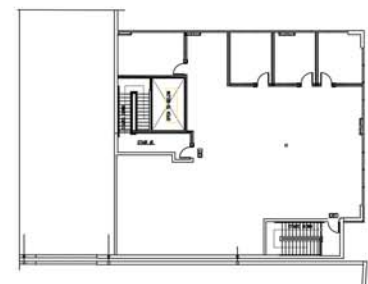


## SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



BUILDING SIZE: 25,159 SF  
OFFICE AREA: 3,188 SF  
MEZZANINE OFFICE: 3,480 SF  
PARKING: 52 STALLS



MEZZANINE FLOOR PLAN