



Address: 300 W Carob St, Compton, CA 90220
Cross Streets: S Wilmington Ave/W Carob St

Free Standing Building With Fenced Yard
 22' Minimum Clearance
 5 Dock High Positions Plus Ground Level Ramp
 5,850 SF Office Area

Lease Rate/Mo: \$30,161
Lease Rate/SF: \$1.05
Lease Type: Industrial Gross
Available SF: 28,725 SF
Minimum SF: 28,725 SF
Prop Lot Size: 1.61 Ac / 70,132 SF
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$32,737 / 2019
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 5
A: 400 V: 277/480 0: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1972

Whse HVAC: No
Parking Spaces: 40 / Ratio: 1.4:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 5,850 SF / 9
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#: 7318-001-093

Listing Company: The Klabin Company

Agents: [David Grote 310-329-9000](#), [Tyler Rollema 310-329-9000](#), [Michael Ouellette 310-329-9000](#)

Listing #: 24670739

Listing Date: 06/04/2020

FTCF: CB250N187S000/A0AA

Notes:



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

