

FOR LEASE

±80,602 SF INDUSTRIAL BUILDING
ON ±317,116 SF OF LAND

18020 S SANTA FE AVE | RANCHO DOMINGUEZ | CA 90221

JACK R. CLINE, JR.

President | LIC NO 00854279

e jcline@lee-associates.com

c 213.590.3512

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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Excess Land



2 High Capacity Cranes (40 Ton & 30 Ton)



80,602 Sq Ft of Improvements



Unincorporated Los Angeles County Location



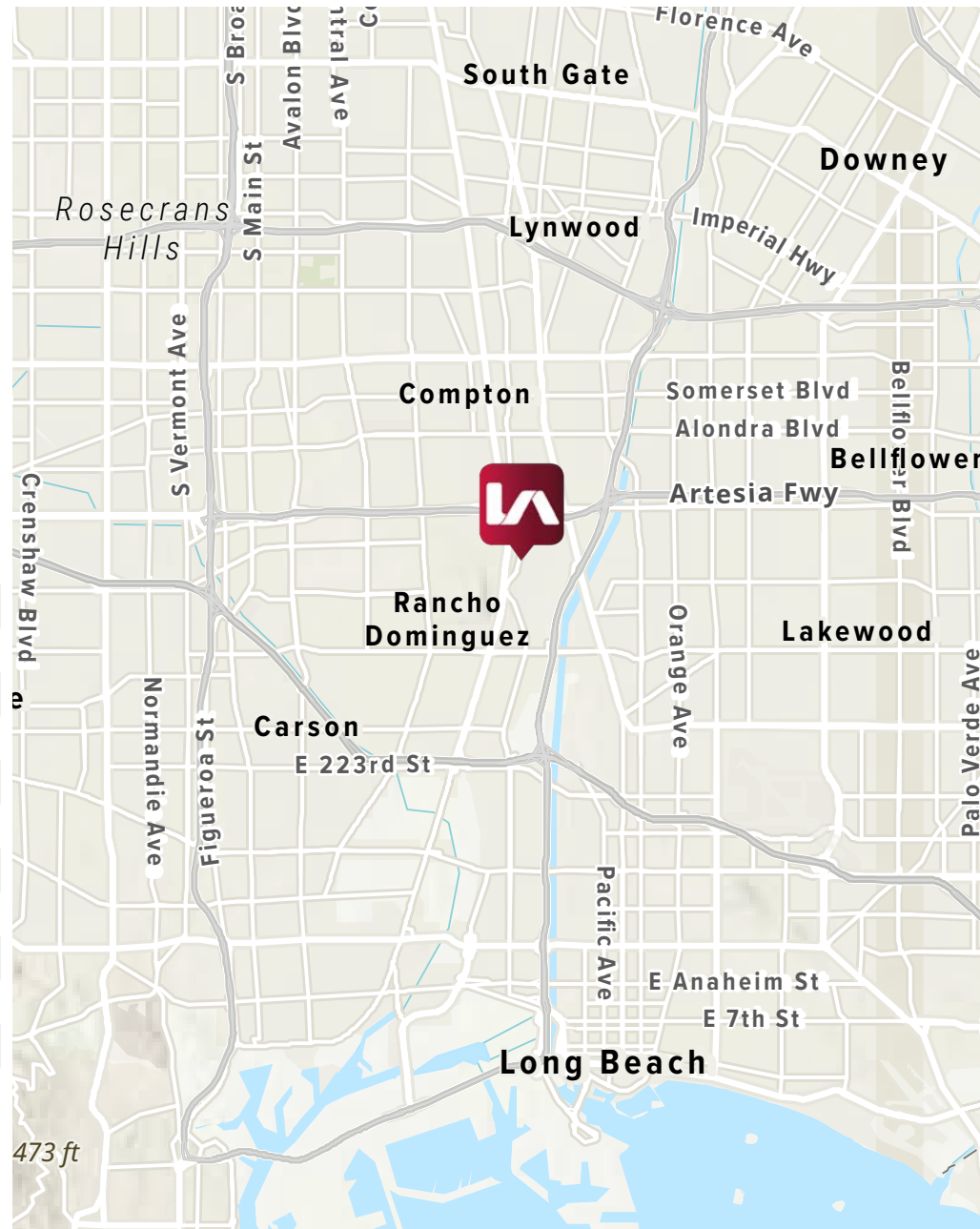
Highly Flexible Future Use



Convenient Access to the port and 91/405/110/710 Fwys

PROPERTY INFORMATION

Available SF	±80,602	For Sale	No
Minimum SF	±80,602	Parking Spaces	80
Clear Height	20'	Rail Service	No
Sprinklered	Yes	GL Doors	1
Prop Lot Size	±317,116 SF	DH Doors	3
Term	Acceptable to Owner	Construction Type	Metal
Yard	Fenced / Paved	Year Built	1957
Lease Type	NNN	Specific Use	Manufacturing
Office SF	±9,029	Zoning	LCM11/2
Restrooms	8	Market/Submarket	LA South
Possession Date	Now	APN	7306-012-005, 009
Vacant	Yes	Power	A: 3000 V: 480 O: 3 W: 3



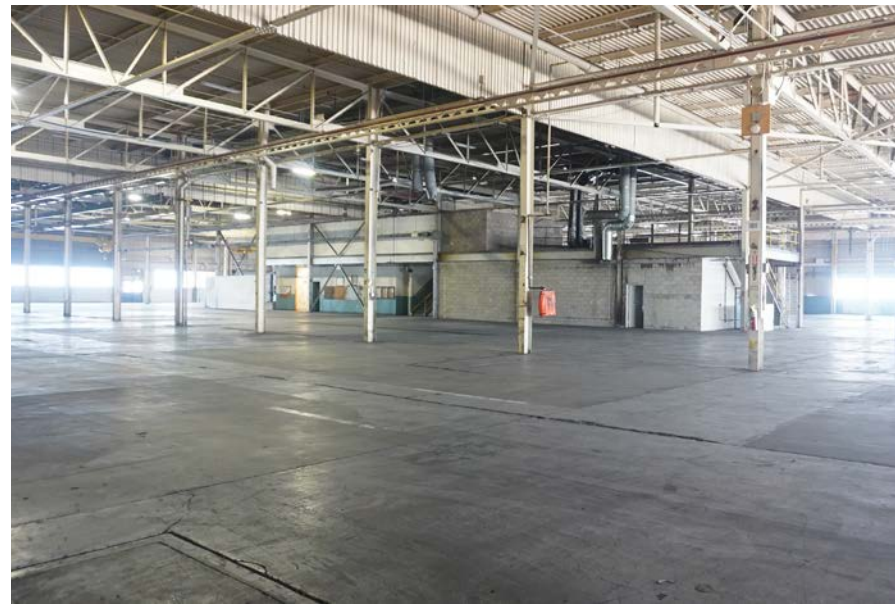
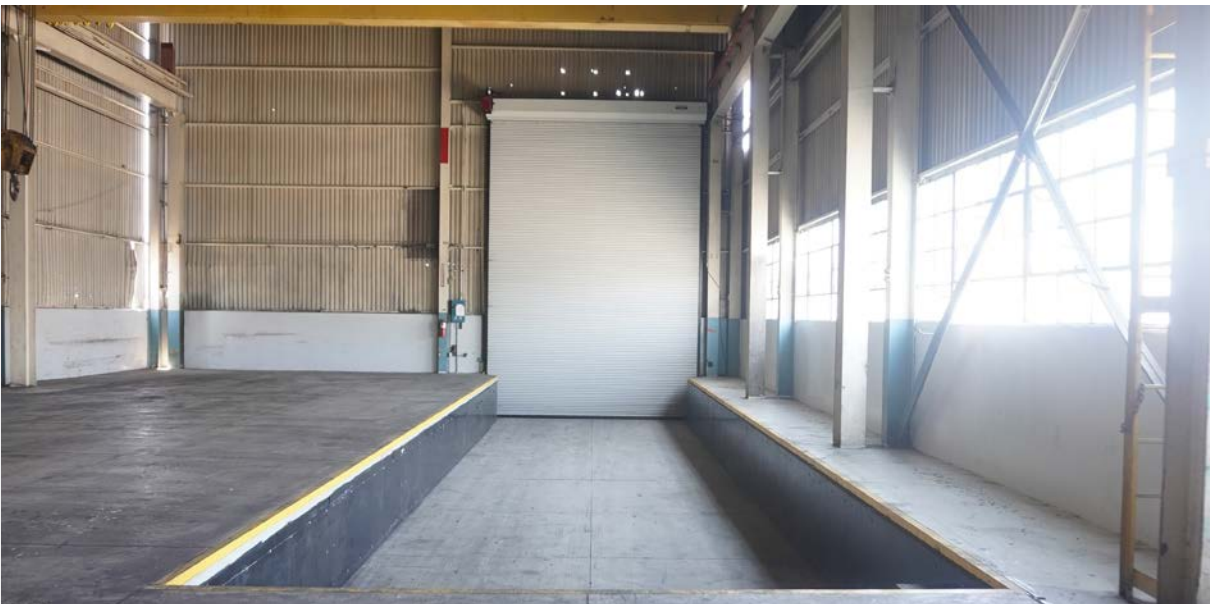
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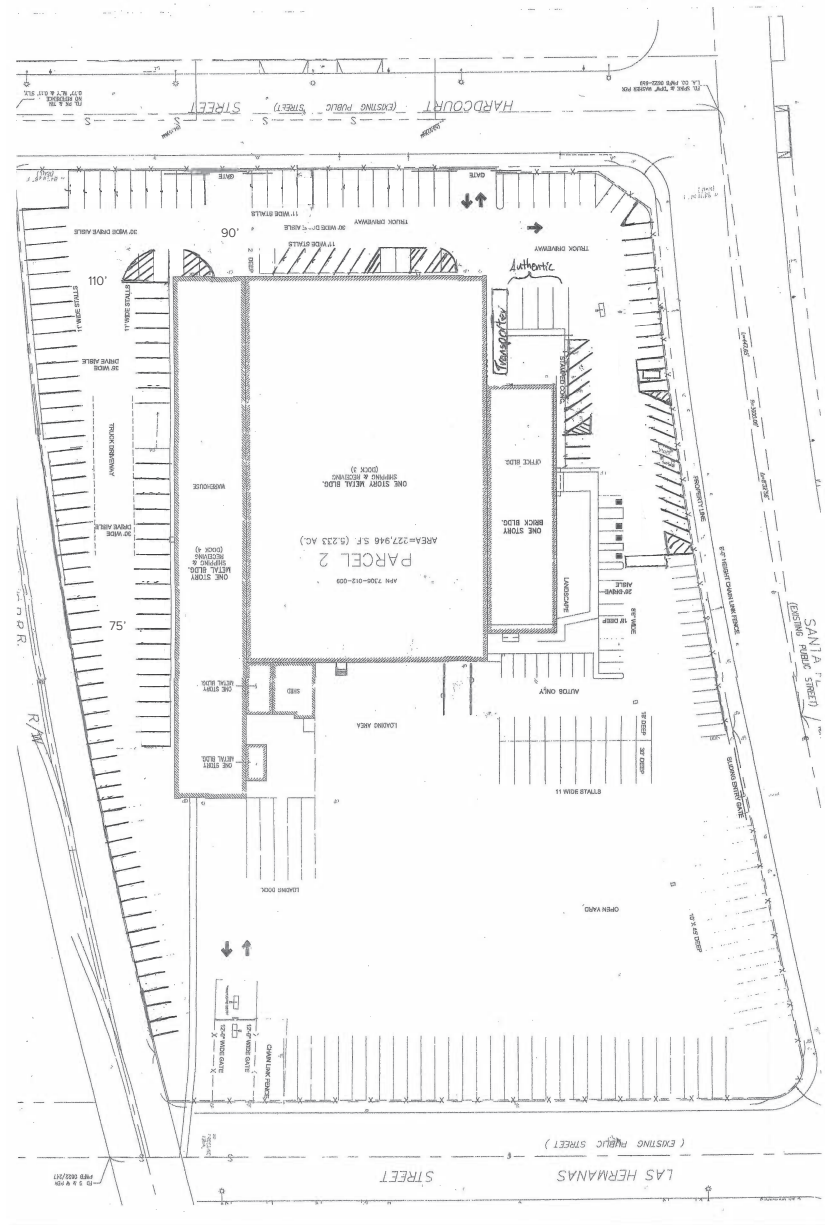
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SITE PLAN

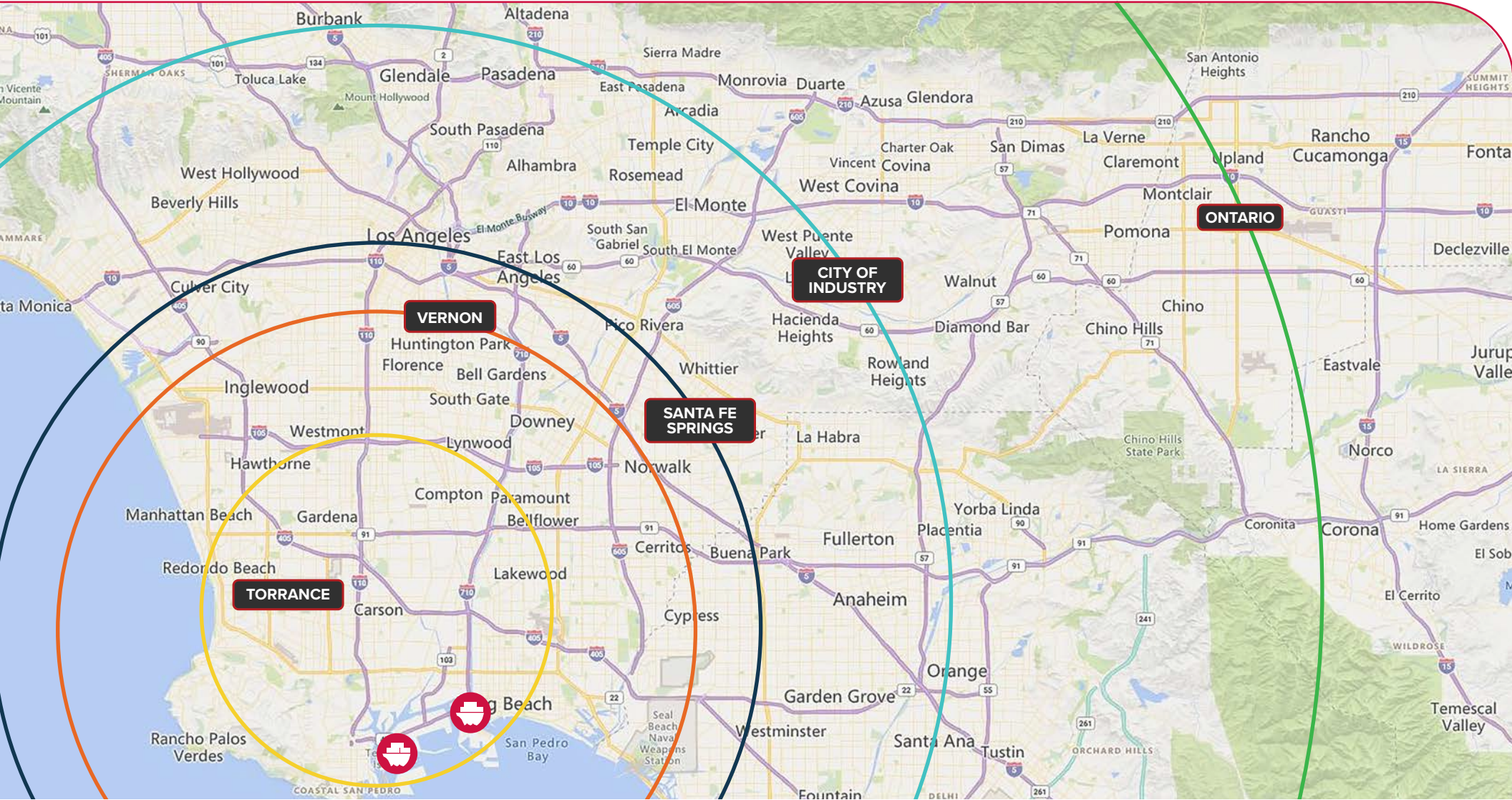


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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Lee & Associates® Los Angeles, Inc. Corp. ID 02174865 1201 North Main Street | Los Angeles, CA 90012 323-922-3832

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.