

FOR LEASE



RANCHO TECH CENTER NWC of Victoria Street & Wilmington Avenue

Project Features:

- Freeway accessible major street corner, at 100% location, 1/4 mile south of the #91 freeway, accessible by seven freeways #91, #405, #110, #105, #710, #605, & #5.
- 1,350 s.f. of office space, Patio, Bathroom, Upper Storage & HVAC.
- Opposite seven million square foot Foreign Trade Zone - Dominguez Tech Center, world class corporate neighbors: Federal Express, Northrop-TRW, Magnadyne, Spectrum Lab, Samsung, Kawaii, U.S. Dept. of Def., NEC, Dresser Rand, Multiquip, Bowne, LA Times, Dermalogica, Mid-America Overseas, Cancervax, etc.
- Centrally located between the Ports of Los Angeles and LAX

Traffic Count:

Victoria & Wilmington: est. 50,000 cars per day when Dominguez Tech Center is fully built out.

Demographics:

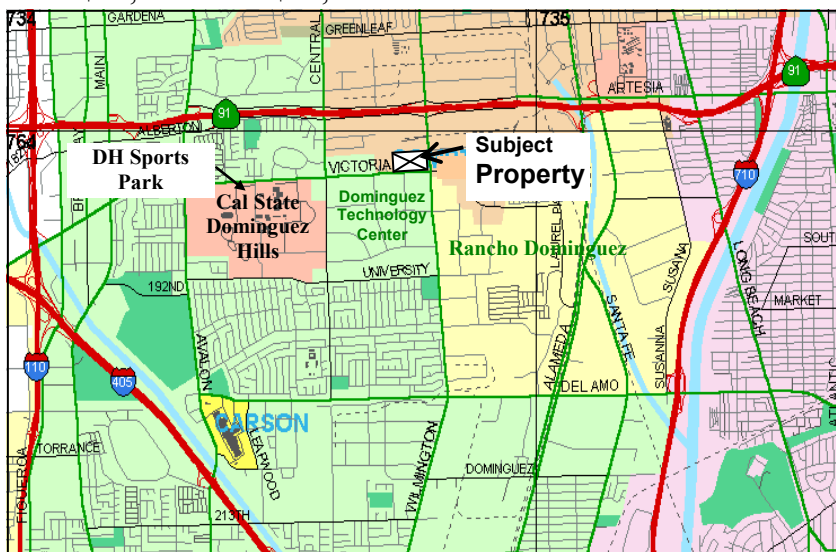
	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Population:	93,281	270,994
Average HH Income	\$76,887	\$75,588

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PLEASE CLICK BELOW TO VIEW
GOOGLE MAP

[855 W Victoria St](#)
OFFICE/FLEX/INDUSTRIAL



RANCHO TECH CENTER

The Rancho Tech Center is located in the South Bay area of Los Angeles County at the northwest corner of West Victoria Street & S. Wilmington Ave. in Rancho Dominguez-Carson-Compton, Los Angeles County. This mixed-use business park is situated one quarter mile south of the Artesia Freeway (#91) at the Wilmington exit. The property offers 311 feet of frontage on Wilmington and 575 feet of frontage on Victoria, the two major five lane arteries in Rancho Dominguez.

The Rancho Dominguez area offers superior freeway accessibility via #91, #405, #110, #710, #105, #5 and #605 and minimal commuting times to LAX, Ports of Los Angeles and many areas of Los Angeles.

The Rancho Tech Center offers light industrial, flex and, at the street front, an international food court, occupational medicine and various staffing agencies.

The Rancho Tech Center presents a unique opportunity to provide distribution, assembly, showroom warehouse or essential services of front or backroom office, flex, laboratory at substantially less than the cost of LAX, Torrance, Westside LA or Irvine locations. Each flex space offers a mix of office, showrooms, bathrooms, warehouse, storage with overhead doors in the rear and 16' clearance inside the warehouse portion.

The major economic spheres of influence in the area are the Dominguez Technology Center, a Foreign Trade Zone, the Ports of Los Angeles and Long Beach and LA International Airport. The Ports of Los Angeles and Long Beach are the largest Ports in the U.S. and the third largest in the world. This economic powerhouse, the gateway from and to the Pacific Basin, is located seven miles to the south of Rancho Tech Center and generates about \$250 billion dollars in annual economic trade for our region.

RANCHO TECH CENTER
CORPORATE AND PUBLIC NEIGHBORS

ATE GROUP
ATHEANN
BENNET DISTRIBUTION SERVICES
BE ENGINEERING
BIOCELL
BOWNE
CAL STATE-- DOMINGUEZ HILLS
CAMFUL FARR
CANCERVAX
CAPLUGS
COLOSSEUM
CON WAY AIR EXPRESS
CONTACT OFFICE SOLUTIONS
COSMI
DERMALOGICA – INTERNATIONAL
DRESSER RAND
E.V. ROBERTS
EMERALD AIR EXPRESS
FEDERAL EXPRESS GROUND
FNS INC.
GALAXY SOCCER-HOME FIELD
GENERAL MILLS
HANKYU CARGO
HITACHI TRANSPORT SYSTEMS
HUFFY CORPORATION
HURCO
KAWAI
KINTETSU
KOMOR
LACLEDE INC. RESEARCH

STUB HUB/OLYMPIC STADIUM
LAUFEN
MAGNADYNE
MCJUNKIN CORP.
MID AMERICA OVER SEAS
MITSUI SOKO (USA) INC
MONOGRAM SYSTEMS
MULTIQUIP
NATIONAL FULFILLMENT INC.
NEC
NNR USA LOGISTICS
NORCO
NORTHROP GRUMANN-TRW
OWENS
PENTIUS AUTO PORTS
PITNEY BOWES
RALPH'S DISTRIBUTION CENTER
RYDER
SAMSUNG
SANTA MONICA SEA FOOD
SODEXHO
SPECTRUM
STORK
TRIDUS INTERNATIONAL
TURBO AIR
TWO CHEFS ON A ROLL
WEBER PRINTING
YAMOTO TRANSPORT (USA) INC.

RANCHO TECH CENTER

2499 S Wilmington, 855 & 901 W. Victoria St.
Rancho Dominguez-Compton, CA 90220
N.W.C. of Victoria and Wilmington

