

Available SF 6,598 SF Industrial Condo For Lease Building Size 49,673 SF



Property Name: Avalon Business Park
Address: 715 E Gardena Blvd, Carson, CA 90746
Cross Streets: S Avalon Blvd/E Gardena Blvd

±6,598 SF Unit
 Two (2) Loading Doors (12' x 14' & 10' x 10')
 19' Clearance - Clear Span
 Fire Sprinklers
 Quick Access to 91, 105, 405 Freeways

Lease Rate/Mo: \$8,577	Sprinklered: Yes	Office SF / #: 1,000 SF / 3
Lease Rate/SF: \$1.30	Clear Height: 19'	Restrooms: 2
Lease Type: Gross / Op. Ex: \$0.05	GL Doors/Dim: 2 / 12' x 14' & 10' x 10'	Office HVAC: Heat & AC
Available SF: 6,598 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 648 SF
Minimum SF: 6,598 SF	A: 200 V: 120/208 O: 3 W:	Include In Available: Yes
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: Submit	Const Status/Year Blt: Existing / 1981	Include In Available: No
Sale Price: NFS	Whse HVAC: No	Possession: Now
Sale Price/SF: NFS	Parking Spaces: 5 / Ratio: 0.8:1/	Vacant: Yes
Taxes:	Rail Service: No	To Show: Call broker
Yard: No	Specific Use: Light Industrial	Market/Submarket: Gardena/North Compton
Zoning: ML-D		APN#: 6140-001-038
Listing Company: Daum Commercial		
Agents: Joe Smith 310-538-6724		
Listing #: 38271733	Listing Date: 06/20/2023	FTCF: AP250Y125S250/OAA
Notes: CAM fee = \$0.05 PSF. Additional parking available. Gardena/North Carson area. Lessee to verify all information.		

Available SF 35,251 SF Industrial Leased Building Size 35,251 SF



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

Like New Modern Offices
 Unincorporated L.A. County
 Generally No Business License Taxes
 7 Dock High Loading Positions
 Functional Fenced Side Yard

Lease Rate/Mo: \$21,151	Sprinklered: Yes	Office SF / #: 4,230 SF
Lease Rate/SF: \$0.60	Clear Height: 18'	Restrooms:
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC:
Available SF: 35,251 SF	DH Doors/Dim: 7	Finished Ofc Mezz:
Minimum SF: 35,251 SF	A: 1200 V: 0: W:	Include In Available:
Prop Lot Size: 1.39 Ac / 60,548 SF	Construction Type: TILT UP	Unfinished Mezz:
Term:	Const Status/Year Blt: Existing / 1970	Include In Available:
Sale Price: NFS	Whse HVAC:	Possession:
Sale Price/SF: NFS	Parking Spaces: / Ratio:	Vacant:
Taxes:	Rail Service: No	To Show:
Yard:	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-1.5		APN#: 7306003038
Listing Company: Daum Commercial - Gardena		
Agents: Chuck Brill		
Listing #: 10378601	Listing Date: 09/12/2014	FTCF:
Notes:		

Available SF 35,251 SF

Industrial Leased

Building Size 35,251 SF



Address: 2945 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

UNINCORPORATED L. A. COUNTYGENERALLY NO BUSINESS LICENSE TAXES7 DOCK HIGH LOADING POSITIONSFUNCTIONAL SIDE YARDPROPERTY TAXES APPROX. 3¢/SQFT - VERY LOW NET TO GROSSNET TO GROSS CHARGES ARE \$0.05 / SF

Lease Rate/Mo:	\$17,626	Sprinklered:	Yes	Office SF / #:	2,500 SF
Lease Rate/SF:	\$0.50	Clear Height:	18'	Restrooms:	
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	
Available SF:	35,251 SF	DH Doors/Dim:	7	Finished Ofc Mezz:	
Minimum SF:	35,251 SF	A: 600 V: 0: W:		Include In Available:	
Prop Lot Size:	1.39 Ac / 60,548 SF	Construction Type:	TILT UP	Unfinished Mezz:	
Term:		Const Status/Year Blt:	Existing / 1970	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	
Taxes:		Rail Service:	No	To Show:	
Yard:		Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M-1.5			APN#:	7306003038
Listing Company:	Daum Commercial Real Estate - Gardena				
Agents:	Chuck Brill , Casey Mungo				
Listing #:	10362359	Listing Date:	11/04/2005	FTCF:	
Notes:	Source: Internal Agent-Daum Commercial Real Estate				

Available SF 35,251 SF Industrial Leased Building Size 35,251 SF



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

Like New Modern OfficesUnincorporated L.A. CountyGenerally No Business License Taxes7 Dock High Loading PositionsFunctional Fenced Side Yard

Lease Rate/Mo: \$21,151	Sprinklered: Yes	Office SF / #: 4,230 SF
Lease Rate/SF: \$0.60	Clear Height: 18'	Restrooms:
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC:
Available SF: 35,251 SF	DH Doors/Dim: 7	Finished Ofc Mezz:
Minimum SF: 35,251 SF	A: 1200 V: 0: W:	Include In Available:
Prop Lot Size: 1.39 Ac / 60,548 SF	Construction Type: TILT UP	Unfinished Mezz:
Term:	Const Status/Year Blt: Existing / 1970	Include In Available:
Sale Price: NFS	Whse HVAC:	Possession:
Sale Price/SF: NFS	Parking Spaces: / Ratio:	Vacant:
Taxes:	Rail Service: No	To Show:
Yard:	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-1.5		APN#: 7306003038
Listing Company:		
Agents: Chuck Brill		
Listing #: 10355113	Listing Date: 09/12/2014	FTCF:
Notes: Source: Internal Agent-AIR CRE		

Available SF 35,251 SF Industrial Leased Building Size 35,251 SF



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

Lease Rate/Mo: \$13,924	Sprinklered: Yes	Office SF / #: 3,244 SF
Lease Rate/SF: \$0.40	Clear Height: 17'	Restrooms: 1
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC:
Available SF: 35,251 SF	DH Doors/Dim: 7	Finished Ofc Mezz:
Minimum SF: 35,251 SF	A: 600 V: 0: W:	Include In Available:
Prop Lot Size: 1.39 Ac / 60,548 SF	Construction Type: TILT UP	Unfinished Mezz:
Term:	Const Status/Year Blt: Existing / 1970	Include In Available:
Sale Price: NFS	Whse HVAC:	Possession:
Sale Price/SF: NFS	Parking Spaces: / Ratio:	Vacant:
Taxes:	Rail Service: No	To Show:
Yard:	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-1.5		APN#: 7306003038
Listing Company: Daum Commercial Real Estate - Gardena		
Agents: Chuck Brill		
Listing #: 10362357	Listing Date: 03/04/1998	FTCF:
Notes: Source: Internal Agent-Daum Commercial Real Estate		

Available SF 35,251 SF Industrial Leased Building Size 35,251 SF



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

Lease Rate/Mo: \$13,924	Sprinklered: Yes	Office SF / #: 3,244 SF
Lease Rate/SF: \$0.40	Clear Height: 17'	Restrooms: 1
Lease Type: Gross	GL Doors/Dim: 1	Office HVAC:
Available SF: 35,251 SF	DH Doors/Dim: 7	Finished Ofc Mezz:
Minimum SF: 35,251 SF	A: 600 V: 0: W:	Include In Available:
Prop Lot Size: 1.39 Ac / 60,548 SF	Construction Type: TILT UP	Unfinished Mezz:
Term:	Const Status/Year Blt: Existing / 1970	Include In Available:
Sale Price: NFS	Whse HVAC:	Possession:
Sale Price/SF: NFS	Parking Spaces: / Ratio:	Vacant:
Taxes:	Rail Service: No	To Show:
Yard:	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-1.5		APN#: 7306003038
Listing Company: Daum Commercial Real Estate - Gardena		
Agents: Chuck Brill		
Listing #: 10362358	Listing Date: 09/19/1997	FTCF:
Notes: Source: Internal Agent-Daum Commercial Real Estate		

Available SF 35,251 SF

Industrial Leased

Building Size 35,251 SF



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:	\$34,546	Sprinklered:	Yes	Office SF / #:	4,230 SF / 4
Lease Rate/SF:	\$0.98	Clear Height:	18'	Restrooms:	4
Lease Type:	Industrial Gross	GL Doors/Dim:	1 / 12x14	Office HVAC:	Heat & AC
Available SF:	35,251 SF	DH Doors/Dim:	7	Finished Ofc Mezz:	0 SF
Minimum SF:	35,251 SF	A: 1200 V: 277/480 O: 3 W:		Include In Available:	No
Prop Lot Size:	1.39 Ac / 60,548 SF	Construction Type:	TILT UP	Unfinished Mezz:	4,000 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	02/16/2020
Sale Price/SF:	NFS	Parking Spaces:	72 / Ratio: 2.0:1/	Vacant:	No
Taxes:	\$17,487 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M-1.5			APN#:	7306003038

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

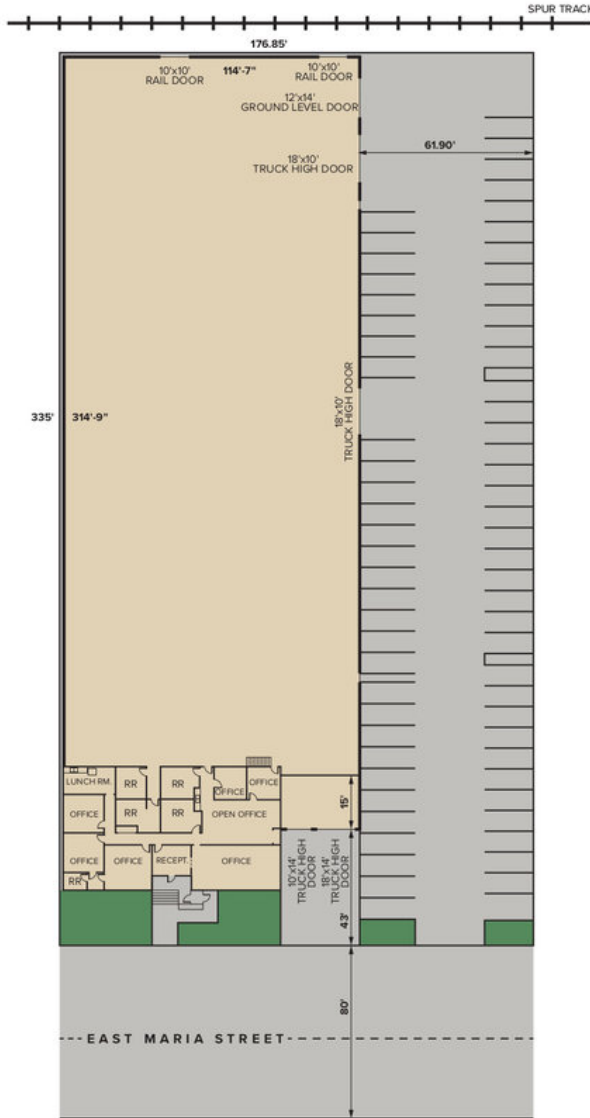
Listing #: 23625410 **Listing Date:** 08/21/2019 **FTCF:** CB250Y150S000/AOAA

Notes: OpEx is \$0.0877/SF for maintenance, management, and reserves. 138' loading distance (see site plan) Sprinkler calc: .60/2000. DH Dim (2) 18x10; (1)18x14; (1)10x14, Power: 600 Amps, 277/480 & 600 Amps 120/208. Lessee to verify all info contained herein. (Good for high pile storage of Class I through Class IV commodities in racks and plastics).

INDUSTRIAL FOR LEASE

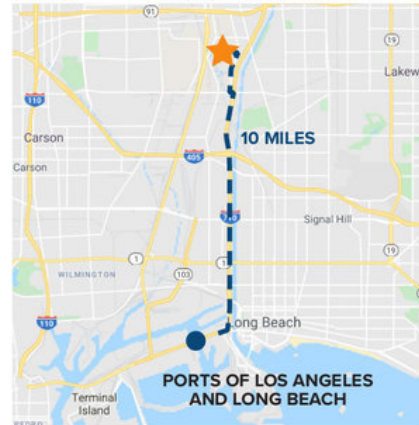
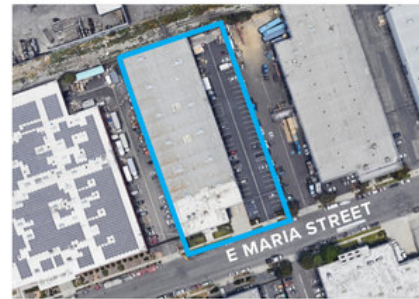
35,251 SF

2945 E. MARIA STREET
RANCHO DOMINGUEZ, CA 90221



Building Highlights

- 35,251 SF
- 4,230 SF Office Space
- 1200 Amps
- .33/3000 Sprinkler System
- 7 Dock High and 1 Ground Level
- 72 Parking Spaces
- Private, Fenced Yard Area
- 18' Minimum Clear Height
- Asking Rate: \$.98 and \$.0877 OPEX



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

Lease Rate/Mo: TBD	Sprinklered: Yes	Office SF / #: 4,230 SF
Lease Rate/SF: TBD	Clear Height: -18'	Restrooms:
Lease Type: Net	GL Doors/Dim: 1	Office HVAC:
Available SF: 35,251 SF	DH Doors/Dim: 7	Finished Ofc Mezz:
Minimum SF: 35,251 SF	A: 1200 V: 0: W:	Include In Available:
Prop Lot Size: 1.39 Ac / 60,548 SF	Construction Type: TILT UP	Unfinished Mezz:
Term:	Const Status/Year Blt: Existing / 1970	Include In Available:
Sale Price: NFS	Whse HVAC:	Possession:
Sale Price/SF: NFS	Parking Spaces: 72 / Ratio: 2.0:1/	Vacant:
Taxes:	Rail Service: No	To Show:
Yard:	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-1.5		APN#: 7306-003-038
Listing Company: The Klabin Company		
Agents: Matt Stringfellow , Courtney Bell , Tyler Rollema		
Listing #: 24575856	Listing Date:	FTCF:
Notes:		

Available SF 35,251 SF

Industrial Leased

Building Size 35,251 SF



Address: 2945 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

Sublease Through 6/30/2025
 Functional Industrial Building
 Remodeled Building
 Private, Fenced Yard
 Unincorporated LA County - No Gross Receipts Tax

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	4,230 SF / 4
Lease Rate/SF:	TBD	Clear Height:	18'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	35,251 SF	DH Doors/Dim:	7	Finished Ofc Mezz:	0 SF
Minimum SF:	35,251 SF	A: 1200 V: 277/480 O: 3 W:		Include In Available:	No
Prop Lot Size:	1.56 Ac / 67,829 SF	Construction Type:	TILT UP	Unfinished Mezz:	4,000 SF
Term:	06/30/2025	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	72 / Ratio: 2.0:1/	Vacant:	Yes
Taxes:	Fenced/Paved	Rail Service:	No	To Show:	Call broker
Yard:	M-1.5	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:				APN#:	7306003038
Listing Company:	CBRE - El Segundo				
Agents:	Ryan Foley 317-919-5562				
Listing #:	33941681	Listing Date:	03/10/2023	FTCF:	CB000N000S000/AOAA
Notes:	Lessee to verify all information herein.				

Industrial | For Sublease



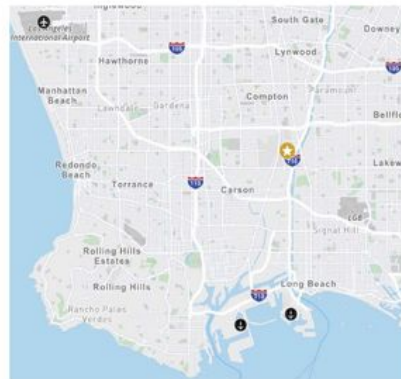
2945 E Maria St

Rancho Dominguez, CA 90221



Property Features

- Size: ±35,251 SF
- Office: ±4,230 SF Newly Remodeled
- Loading: 7 Dock High Positions; 1 Ground Level Door
- Parking: 72 Auto Stalls
- Zoning: M1.5 Industrial (Unincorporated L.A. County) - No Gross Receipts Tax
- Parcel Number: 7306-003-038
- Sprinklers: Yes
- Power: 1,200 Amps
 - 600A of 277/480-Volt
 - 600A of 120/280-Volt
- Yard: Private, Concrete, and Gated
- Possession: May 1, 2023
- Term: Through June 30, 2025



Contact Us

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