

19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

Include In Available:

Include In Available:

Market/Submarket:

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



Property Name:

Cross Streets:

Avalon Business Park

Address:

715 E Gardena Blvd, Carson, CA 90746

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

Yes

19'

TILT UP

Existing / 1981

/ Ratio: 0.8:1/

Light Industrial

2 / 12' x 14' & 10' x 10'

Lease Rate/Mo:\$8,577Lease Rate/SF:\$1.30

Gross / **Op. Ex:** \$0.05

Lease Type: Gross / Op
Available SF: 6,598 SF
Minimum SF: 6,598 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS

Sale Price/SF: NFS

Taxes:

No

Yard: No Zoning: ML-D

Listing Company: Daum Commercial

Agents: <u>Joe Smith</u> <u>310-538-6724</u>

Listing #: 38271733 **Listing Date:** 06/20/2023 **FTCF:** AP250Y125S250/0AA

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

A: 200 V: 120/208 0: 3 W:

Const Status/Year Blt:

Construction Type:

Parking Spaces: 5

Notes: CAM fee = \$0.05 PSF. Additional parking available. Gardena/North Carson area. Lessee to verify all information.





1,000 SF / 3

Heat & AC

648 SF

Yes

0 SF

No

Now

Yes

Call broker

6140-001-038

Gardena/North Compton



19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

35,251 SF Available SF 35.251 SF **Industrial Leased Building Size**



2945 E Maria St, Rancho Dominguez, CA 90221

S Susana Rd/E Maria St **Cross Streets:**

> 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 Lease Rate/SF: \$0.60 Lease Type: Gross Available SF: 35.251 SF Minimum SF: 35,251 SF **Prop Lot Size:**

1.39 Ac / 60,548 SF

Term:

Address:

NFS Sale Price: Sale Price/SF: NFS

Taxes: Yard:

Zoning: M-1.5

Listing Company: Daum Commercial - Gardena

Chuck Brill Agents:

10378601 Listing #:

Notes:

Sprinklered: Yes Office SF / #: Clear Height: 18' Restrooms: GL Doors/Dim: 1 Office HVAC: DH Doors/Dim: Finished Ofc Mezz: A: 1200 V: 0: W: Include In Available:

Construction Type: TILT UP **Unfinished Mezz:** Include In Available: Const Status/Year Blt: Existing / 1970

Whse HVAC:

Parking Spaces: / Ratio: **Rail Service:** No

Specific Use: Warehouse/Distribution

Listing Date: 09/12/2014

Joe Smith joe.smith@daumcommercial.com 310-707-3463



4,230 SF

Carson/Compton

7306003038

Possession:

Vacant:

To Show:

APN#:

FTCF:

Market/Submarket:



19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

Available SF 35.251 SF **Industrial Leased Building Size** 35,251 SF



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

S Susana Rd/E Maria St **Cross Streets:**

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

TILT UP

/ Ratio:

No

Existing / 1970

Warehouse/Distribution

Lease Rate/Mo: \$17,626 Sprinklered: Yes Lease Rate/SF: \$0.50 Clear Height: 18' Lease Type: Gross GL Doors/Dim: 1 DH Doors/Dim: Available SF: 35.251 SF

A: 600 V: 0: W: Minimum SF: 35,251 SF **Construction Type:**

Prop Lot Size: 1.39 Ac / 60.548 SF Term:

Sale Price: NFS

Sale Price/SF: NFS

Taxes: Yard:

Zoning: M-1.5 **Listing Company:** Daum Commercial Real Estate - Gardena

Chuck Brill, Casey Mungo Agents:

10362359 11/04/2005 FTCF: Listing #: **Listing Date:**

Const Status/Year Blt:

Whse HVAC:

Rail Service:

Specific Use:

Parking Spaces:

Notes: Source: Internal Agent-Daum Commercial Real Estate





2,500 SF

Carson/Compton

7306003038



19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Available SF 35.251 SF **Industrial Leased Building Size** 35,251 SF



Address: **Cross Streets:** 2945 E Maria St, Rancho Dominguez, CA 90221 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 Lease Rate/SF: \$0.60 Lease Type: Gross 35.251 SF Available SF: Minimum SF: 35,251 SF

Prop Lot Size:

1.39 Ac / 60,548 SF

Term:

Sale Price: NFS Sale Price/SF: NFS

Taxes:

Yard: Zoning: M-1.5

Listing Company:

Chuck Brill Agents:

10355113 **Listing Date:** Listing #:

Notes: Source: Internal Agent-AIR CRE Sprinklered: Yes Clear Height: 18' GL Doors/Dim: 1 DH Doors/Dim:

A: 1200 V: 0: W:

Construction Type: TILT UP Const Status/Year Blt: Existing / 1970

Whse HVAC:

Parking Spaces: Rail Service:

Specific Use:

/ Ratio: No

09/12/2014

Warehouse/Distribution

Office SF / #: 4,230 SF Restrooms:

Office HVAC: Finished Ofc Mezz: Include In Available: **Unfinished Mezz:** Include In Available: Possession:

To Show: Market/Submarket: Carson/Compton 7306003038

FTCF:

Vacant:

APN#:







19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms: Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

Available SF 35.251 SF **Industrial Leased Building Size** 35,251 SF



Address:

2945 E Maria St, Rancho Dominguez, CA 90221

/ Ratio:

Warehouse/Distribution

S Susana Rd/E Maria St **Cross Streets:**

\$13,924 Lease Rate/Mo: Sprinklered: Yes 17' \$0.40 Lease Rate/SF: **Clear Height:** Lease Type: Gross GL Doors/Dim: 1 Available SF: 35,251 SF DH Doors/Dim: 7 35,251 SF A: 600 V: 0: W: Minimum SF: 1.39 Ac / 60,548 SF **Prop Lot Size:**

TILT UP **Construction Type:** Term: Const Status/Year Blt: Existing / 1970 Sale Price: NFS

Sale Price/SF: NFS Whse HVAC: Taxes: **Parking Spaces:**

Yard: Zoning: M-1.5

Daum Commercial Real Estate - Gardena **Listing Company:**

Agents: **Chuck Brill**

Listing #: 10362357 **Listing Date:** 03/04/1998 FTCF:

Rail Service:

Specific Use:

Notes: Source: Internal Agent-Daum Commercial Real Estate





3,244 SF

Carson/Compton 7306003038



19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office HVAC:

Available SF 35.251 SF **Industrial Leased Building Size** 35,251 SF



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

S Susana Rd/E Maria St **Cross Streets:**

\$13,924 Office SF / #: 3,244 SF Lease Rate/Mo: Sprinklered: Yes 17' \$0.40 Lease Rate/SF: **Clear Height:** Restrooms:

1

Available SF: 35,251 SF DH Doors/Dim: 7 Finished Ofc Mezz: 35,251 SF A: 600 V: 0: W: Minimum SF: Include In Available: 1.39 Ac / 60,548 SF TILT UP **Unfinished Mezz: Prop Lot Size: Construction Type:**

GL Doors/Dim:

Term: Const Status/Year Blt: Existing / 1970 Include In Available: Sale Price: NFS Possession:

Sale Price/SF: NFS Vacant: Whse HVAC: Taxes: **Parking Spaces:** / Ratio: To Show:

Yard: **Rail Service:** Market/Submarket: Carson/Compton 7306003038 Zoning: M-1.5 Specific Use: Warehouse/Distribution APN#:

Daum Commercial Real Estate - Gardena **Listing Company:**

Gross

Agents: **Chuck Brill**

Lease Type:

Listing #: 10362358 **Listing Date:** 09/19/1997 FTCF:

Notes: Source: Internal Agent-Daum Commercial Real Estate







19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

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



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 Lease Rate/SF: \$0.98 Clear Height: 18' Lease Type: **Industrial Gross** GL Doors/Dim: 1 / 12x14 Available SF: 35.251 SF DH Doors/Dim: Minimum SF: 35,251 SF A: 1200 V: 277/480 0: 3 W: **Prop Lot Size:** 1.39 Ac / 60.548 SF **Construction Type:** TILT UP Const Status/Year Blt: Term: 5 Years Existing / 1970

Sale Price: NFS
Sale Price/SF: NFS

Address:

 Taxes:
 \$17,487 / 2018

 Yard:
 Fenced/Paved

Zoning: M-1.5

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/A0AA

Whse HVAC:

Rail Service:

Specific Use:

Parking Spaces: 72

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,

No

/ Ratio: 2.0:1/

Warehouse/Distribution

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).





4,230 SF / 4

Heat & AC

4.000 SF

02/16/2020

Call broker

7306003038

Carson/Compton

0 SF

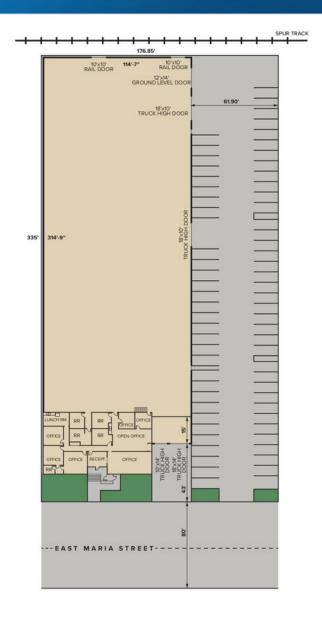
No

No



INDUSTRIAL FOR LEASE 35,251 SF

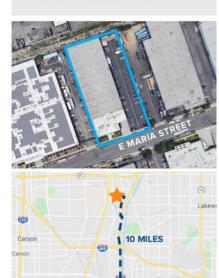
2945 E. MARIA STREET RANCHO DOMINGUEZ, CA 90221





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



2945 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

Lease Rate/Mo:	TBD	Sprinklered: Yes	Office 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:

 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
 Possession:

Sale Price/SF: NFS Whse HVAC: Vacant:
Taxes: Parking Spaces: 72 / Ratio: 2.0:1/ To Show:

Yard: Rail Service: No Market/Submarket:

Zoning: M-1.5 **Specific Use:** Warehouse/Distribution **APN#:** 7306-003-038

Listing Company: The Klabin Company

Agents: <u>Matt Stringfellow</u>, <u>Courtney Bell</u>, <u>Tyler Rollema</u>

Listing #: 24575856 Listing Date: FTCF:

Notes:

Address:





4,230 SF

Carson/Compton



19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:

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



2945 E Maria St, Rancho Dominguez, CA 90221

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Const Status/Year Blt:

Parking Spaces: 72

A: 1200 V: 277/480 0: 3 W:

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

Yes

18'

1 / 12'x14'

TILT UP

No

Existing / 1970

/ Ratio: 2.0:1/

Warehouse/Distribution

Lease Rate/Mo: TBD Lease Rate/SF: TBD Lease Type: Gross Available SF: 35.251 SF Minimum SF: 35,251 SF **Prop Lot Size:** 1.56 Ac / 67.829 SF 06/30/2025 Term: Sale Price: NFS

Sale Price: NFS
Sale Price/SF: NFS

Address:

Taxes:

Yard: Fenced/Paved Zoning: M-1.5

Listing Company: CBRE - El Segundo

Agents: <u>Ryan Foley</u> <u>317-919-5562</u>

 Listing #:
 33941681
 Listing Date:
 03/10/2023
 FTCF:
 CB000N000S000/A0AA

Notes: Lessee to verify all information herein.





4,230 SF / 4

Heat & AC

4.000 SF

Call broker

7306003038

Carson/Compton

0 SF

No

No

Now

Yes



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

Redondo desch Torrance Carson Redondo desch Torrance Carson Redondo desch Torrance Carson Redondo desch Torrance Carson

Contact Us

Ryan Foley

Senior Vice President Lic 01953746 +1 317 919 5562 ryan.foley@cbre.com

