

Available SF 10,000 SF

Industrial For Lease

Building Size 10,000 SF



Address: 1145 W Walnut St, Compton, CA 90220
Cross Streets: S Anderson Ave/W Walnut Ave

The "Perfect Building" Immaculately Maintained
 Excellent Access to 91, 110, and 710 Freeways
 Centrally Located Between LAX and Ports of LA and Long Beach
 2 Dock High Positions
 Fenced Yard / 18.5' - 20' Minimum Clearance

Lease Rate/Mo: \$17,000
Lease Rate/SF: \$1.70
Lease Type: Gross / Op. Ex: \$0.08
Available SF: 10,000 SF
Minimum SF: 10,000 SF
Prop Lot Size: 1.27 Ac / 55,278 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 19'-20'
GL Doors/Dim: 1
DH Doors/Dim: 2
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1979
Whse HVAC:
Parking Spaces: 9 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,100 SF
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 500 SF
Include In Available: No
Unfinished Mezz: 500 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-028-035

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)
Listing #: 30176069
Notes: \$0.08 CAM Fee.

Listing Date: 03/24/2022

FTCF: CB000N000S000/A0AA





PROPERTY INFO

1145 W. WALNUT STREET
Industrial Property | ± 10,000 SF

PROPERTY FEATURES

- The "Perfect Building" Immaculately Maintained
- 3-5 Years
- 18 ½-20 FT Min Clearance | 400 Amps | 2DH & Large GL Door
- High Image Building With Corner Location
- \$0.08/SF Common Area Maintenance Fee
- 1,100 SF of Ground Level Office Space
- 500 SF Bonus Mezzanine Office Space & 500 SF Mezzanine Storage at No Charge



10,000 SF
BUILDINGS SIZE



1,100 SF
GROUND LEVEL OFFICE



18 ½-20 FT
CLEAR HEIGHT



9
PARKING SPACES

EXCLUSIVE LISTING AGENT:

Chuck Brill
Executive Vice President | Principal
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