

Available SF 15,075 SF

Industrial For Lease

Building Size 25,075 SF



**Address:** 1165 W Walnut St, Compton, CA 90220

**Submarket:** AIR - Carson/Compton

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

<b>Lease Rate/Mo:</b>	\$25,628	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,400 SF
<b>Lease Rate/SF:</b>	\$1.70	<b>Clear Height:</b>	19'-20'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross / Op. Ex: \$0.08	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	15,075 SF	<b>DH Doors/Dim:</b>	2	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	15,075 SF	<b>A: 400 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	2,400 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1979	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	01/01/2022
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 20 / Ratio: 1.3:1/</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	MH			<b>APN#:</b>	7319-028-035
<b>Listing #:</b>	27878315	<b>Listing Date:</b>	11/03/2021		