

Available SF 50,000 SF

Industrial For Lease

Building Size 100,016 SF



Property Name: Prologis South Bay Industrial Center
Address: 350 W Manville St, Compton, CA 90220
Cross Streets: S Wilmington Ave/Alameda St

Corporate Image Facility
 8 Dock High & 1 Ground Level Loading Positions
 1,000 Amps of Power - 24' Clearance - T5 Lighting
 Large Fenced & Secured Yard - .45/3,000 Sprinkler System
 Direct Access to 91 & 710 Freeways

Lease Rate/Mo: \$46,000
Lease Rate/SF: \$0.92
Lease Type: Net / Op. Ex: \$0.28
Available SF: 50,000 SF
Minimum SF: 50,000 SF
Prop Lot Size: POL
Term: 5 Years or Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$105,576 / 2019
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / (Ramp)
DH Doors/Dim: 8
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1979
Whse HVAC:
Parking Spaces: 51 / **Ratio:** 1.0:1
Rail Service: Yes
Specific Use: Warehouse/Distribution

Office SF / #: 1,600 SF / 2
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 02/01/2020
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7318-002-061

Listing Company: Daum Commercial
Agents: [Brad Levin 310-538-6728](mailto:Brad.Levin@daumcommercial.com)
Listing #: 23826873

Listing Date: 10/11/2019

FTCF: CB250Y125S000/A0AA

Notes: Occupied. Tenant to verify all information. Call broker for details. OPEX: \$0.287 (Prologis Clear Lease).

