

Available SF 12,900 SF

Industrial For Sublease

Building Size 12,900 SF



Address: 3051 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

Sublease Through 8/31/2031
 Rare, Small, Single-Tenant Free Standing Building
 Benefits of Unincorporated LA County Location
 One (1) DH and One (1) GL Door
 20' Minimum Clear Height - Huge Concrete Fenced Yard - 185' Truck Court
 Excellent Access to 91, 110, 405, 710 Freeways

Lease Rate/Mo: \$16,770
Lease Rate/SF: \$1.30
Lease Type: NNN / Op. Ex: \$0.36
Available SF: 12,900 SF
Minimum SF: 12,900 SF
Prop Lot Size: 0.55 Ac / 23,958 SF
Term: Sublease Through 8/31/2031
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M15

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 1
DH Doors/Dim: 1
A: 400 V: 240/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 450 SF / 2
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306003061

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com), [James Reynolds 310-538-6716](mailto:James.Reynolds@daumcommercial.com)
Listing #: 41853443
Notes: Sublease through 8/31/2031.

Listing Date: 01/31/2025 **FTCF:** CB300Y150S000

