

Available SF 47,444 SF Industrial For Lease & For Sale Building Size 47,444 SF



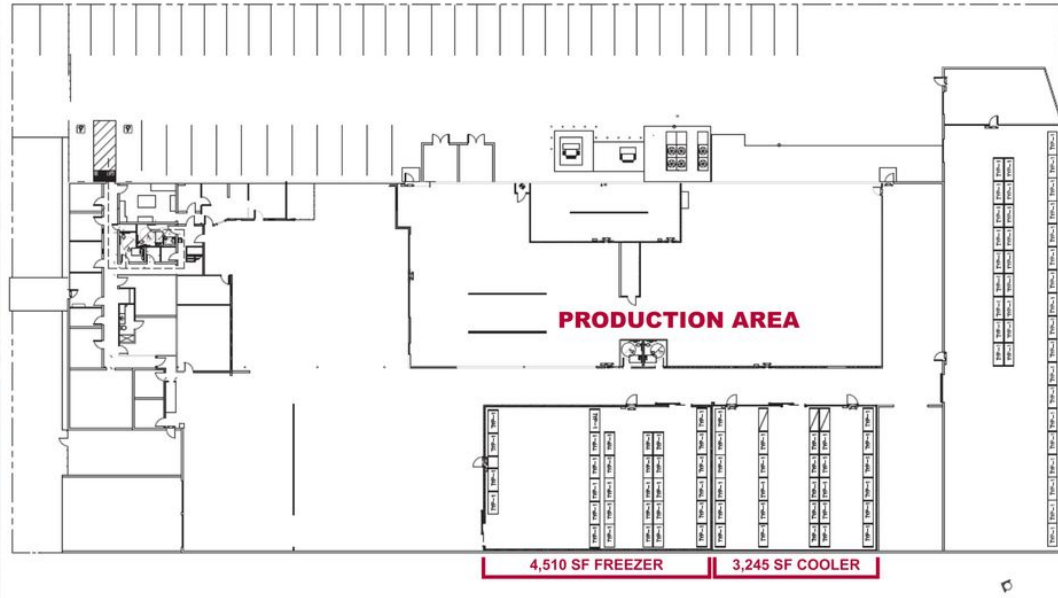
Address: 3064 E Maria St, Rancho Dominguez, CA 90221
Cross Streets: S Susana Rd/E Maria St

FDA Approved Food Manufacturing Facility
 18-20' Clear Height / 2 DH Doors (10 x 12)
 5 GL Doors (12x14, 12,12, 20x14, 9x12)
 4,300 SF Bonus Mezzanine Storage
 ±4,510 SF Freezer & ±3,245 SF Cooler Space
 3,000 Amps, 120/240V Power (Verify)

Lease Rate/Mo: \$79,231	Sprinklered: No	Office SF / #: 4,300 SF / 17
Lease Rate/SF: \$1.67	Clear Height: 18'-20'	Restrooms: 4
Lease Type: Gross	GL Doors/Dim: 5 / 12' X 14', 12' X 12', 20' X 14', 9' X 12'	Office HVAC: Heat & AC
Available SF: 47,444 SF	DH Doors/Dim: 2 / 10' X 12'	Finished Ofc Mezz: 0 SF
Minimum SF: 47,444 SF	A: 3000 V: 120/240 O: W:	Include In Available: No
Prop Lot Size: 1.68 Ac / 73,180 SF	Construction Type: Masonry	Unfinished Mezz: 4,300 SF
Term: 5 Years with COLAs	Const Status/Year Blt: Existing / 1969	Include In Available: No
Sale Price: \$17,188,700.00	Whse HVAC:	Possession: Now
Sale Price/SF: \$362.29	Parking Spaces: 40 / Ratio: 0.8:1/	Vacant: Yes
Taxes: \$32,799 / 2022	Rail Service: No	To Show: Call broker
Yard: Fenced/Paved	Specific Use: Manufacturing	Market/Submarket: Carson/Compton
Zoning: M2/M1.5	Listing Date: 02/08/2023	APN#: 7306004026
Listing #: 33791629		

3064 E. MARIA ST.
RANCHO DOMINGUEZ
UNINCORPORATED LOS ANGELES COUNTY | CA

AVAILABLE FOR LEASE | 47,444 SF



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