

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



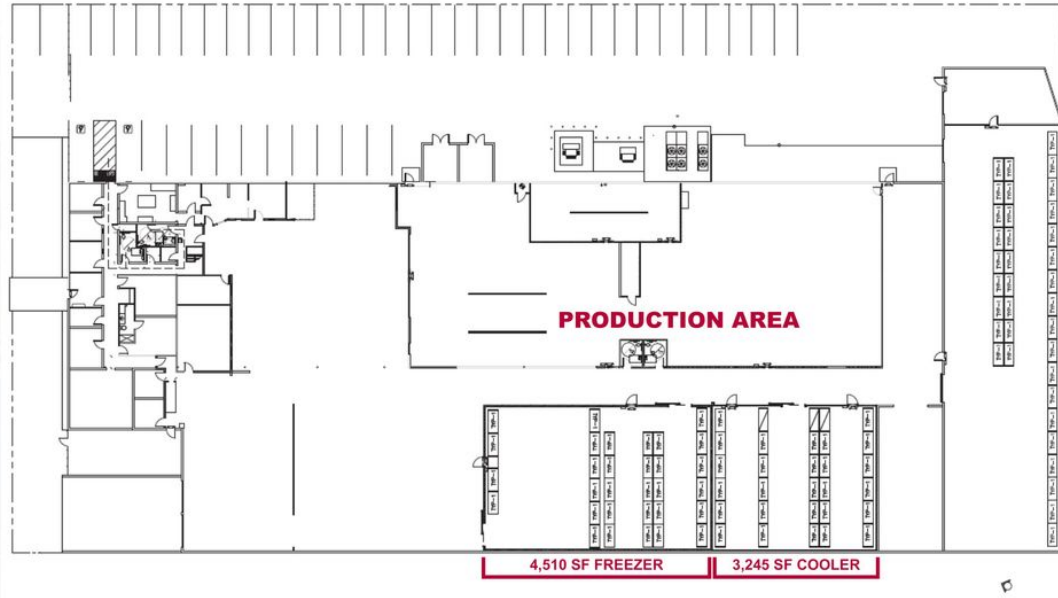
**Address:** 3064 E Maria St, Rancho Dominguez, CA 90221  
**Cross Streets:** S Susana Rd/E Maria St

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

<b>Lease Rate/Mo:</b> \$47,444	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 4,300 SF / 17
<b>Lease Rate/SF:</b> \$1.00	<b>Clear Height:</b> 18'-20'	<b>Restrooms:</b> 4
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 5 / 12' X 14', 12' X 12', 20' X 14', 9' X 12'	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 47,444 SF	<b>DH Doors/Dim:</b> 2 / 10' X 12'	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 47,444 SF	<b>A: 3000 V: 120/240 O: W:</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 1.68 Ac / 73,180 SF	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 4,300 SF
<b>Term:</b> 5 Years with COLAs	<b>Const Status/Year Blt:</b> Existing / 1969	<b>Include In Available:</b> No
<b>Sale Price:</b> \$13,000,000.00	<b>Whse HVAC:</b>	<b>Possession:</b> Now
<b>Sale Price/SF:</b> \$274.01	<b>Parking Spaces:</b> 40 / <b>Ratio:</b> 0.8:1/	<b>Vacant:</b> Yes
<b>Taxes:</b> \$32,799 / 2022	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced/Paved	<b>Specific Use:</b> Manufacturing	<b>Market/Submarket:</b> Carson/Compton
<b>Zoning:</b> M-1.5 & M2 IP		<b>APN#:</b> 7306004026
<b>Listing Company:</b> Daum Commercial		
<b>Agents:</b> <a href="mailto:Chuck.Brill@daumcommercial.com">Chuck Brill 310-538-6710</a>		
<b>Listing #:</b> 33791629	<b>Listing Date:</b> 02/08/2023	<b>FTCF:</b> CB250Y125S300
<b>Notes:</b> \$1.00 PSF Gross for months 1-12, then \$1.35 PSF thereafter.		

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

**AVAILABLE FOR LEASE | 47,444 SF**



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