



# 3040

E MARIA ST  
RANCHO DOMINGUEZ  
(UNINCORPORATED LA COUNTY) | CA



## FOR LEASE

INDUSTRIAL PROPERTY



34,704 SF  
SQUARE FEET



2,950  
OFFICE SF



23-24 ft  
CLEAR HEIGHT



3  
DOCK HIGH POSITIONS

FOR MORE INFORMATION PLEASE CONTACT:

**CHUCK BRILL**  
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CADRE #00974881

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COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY

- 34,704 SF CTU Industrial Building on 64,904 SF of Land.
- 3-5 Year Term with Annual COLA's.

## OFFERING SUMMARY

Lease Rate:	\$0.92 SF/yr (NNN)
OPEX:	\$0.1957/SF (see Estimated Operating Cost Budget)

## HIGHLIGHTS

- Benefits of Unincorporated L.A. County
- The perfect manufacturing / warehouse building
- 23'- 24' Clearance, 800 Amps
- Fenced/Gated Yard
- Calculated Sprinkler System .60/2000. This should allow for all storage commodities to be stored to 20' in racks without in-rack sprinklers.
- Entire warehouse floor has been epoxy coated
- Opex's include a \$0.03 PSF System Replacement Fee for roof membrane, HVAC, asphalt, underground plumbing repairs, and more.

## 2020 Estimated Operating Cost Budget – Industrial Net Lease

Monthly	Annual	Description
\$ 3,995.74	\$ 47,948.90	<b>Taxes &amp; Insurance</b>
0.1151		Property Taxes - 7/1/20 to 6/30/21
		Per Sq. Ft.
294.73	3,536.81	Property Insurance - 8/1/20 to 7/31/21
0.0085		Per Sq. Ft.
<b>\$ 4,290.47</b>	<b>\$ 51,485.71</b>	<b>Property Taxes &amp; Insurance</b>
0.1236 /sf		Per Sq. Ft. per Month
<b>Operating Costs managed by Lessor.</b>		
Monthly	Annual	Description
\$650.00	\$7,800.00	Landscape maintenance
100.00	1,200.00	HVAC maintenance*
135.00	1,620.00	Pest & gopher control
125.00	1,500.00	Roof maintenance*
100.00	1,200.00	Misc. Repairs
		<b>Reserves:</b>
30.00	360.00	Tree trimming
250.00	3,000.00	Asphalt maintenance*
\$1,390.00	\$16,680.00	
69.50	834.00	5% Management Fee
1,459.50	17,514.00	System Replacement Fee (\$0.03 PSF)
<b>1,041.12</b>	<b>12,493.44</b>	<b>Operating Costs</b>
\$2,500.62	\$30,007.44	
0.0721 /sf		
<b>\$ 6,791.09</b>	<b>\$ 81,493.15</b>	<b>Total Combined Operating Costs</b>
0.1957		Per Sq. Ft.

\*These costs are for maintenance only. They do not include the cost of any repairs.

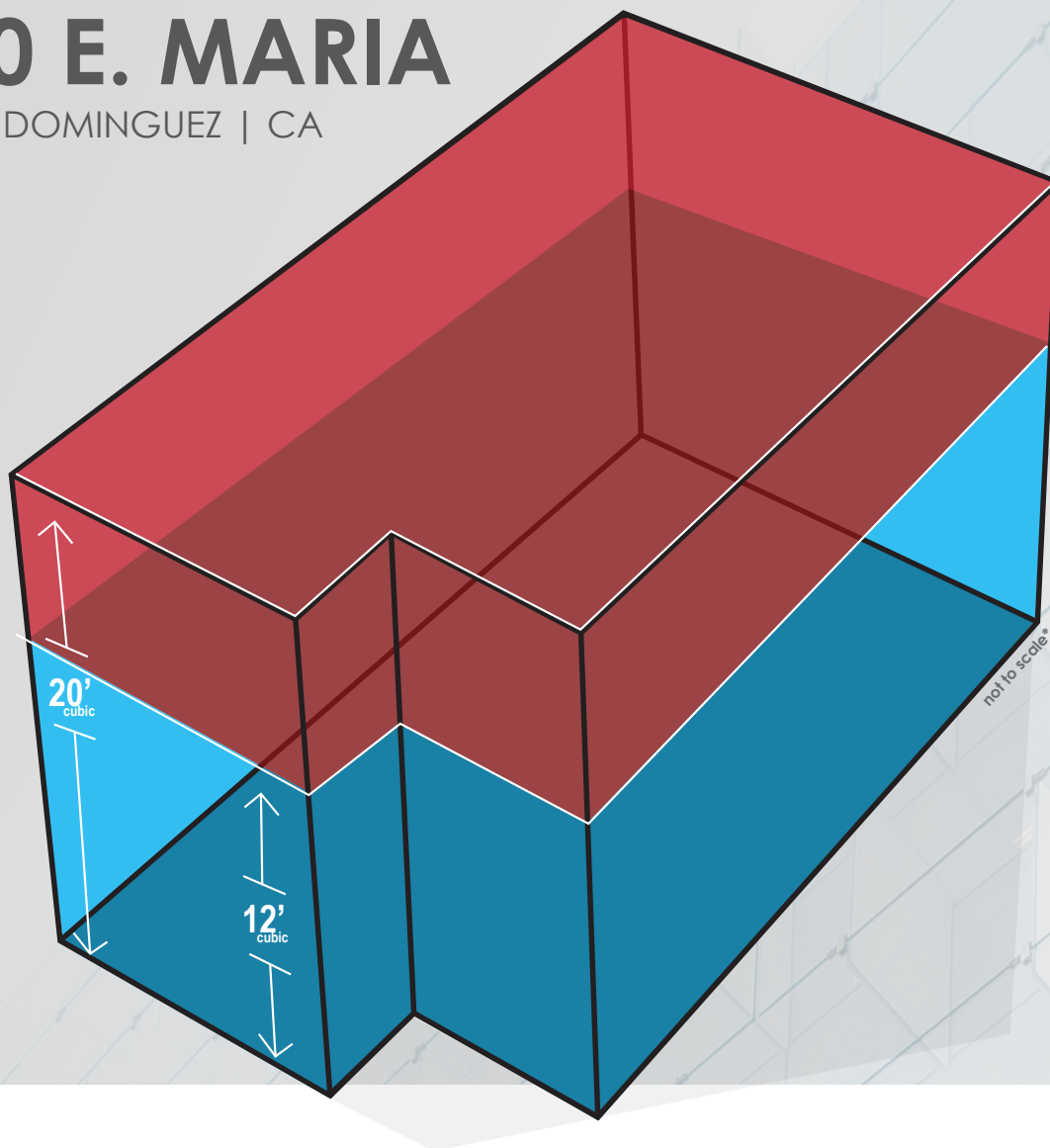
11/16/2020

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# 3040 E. MARIA

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CUBIC PLAN

3040 E. Maria is equipped with a .60/2,000 gpm fire suppression system utilizing K-16.8 high flow heads which allow for **High Pile Storage to 20'** in racks, **without** the necessity of in-rack sprinklers. **Commodities of Class 1 through 4 and even some plastics and up to Class 3B liquids can be stored effectively with this calculated fire sprinkler system.**

Due to the increased capacity for storage beyond standard or even some extended fire systems that only accommodate storage to 12' (no high pile and limited commodity classifications), **3040 Maria is a building that can accommodate 40% more/added storage** in a typical 4' rack system (5 high instead of 3 high).

There are two other significant ways of looking at the additional cubic footage of storage allowed at 3040 Maria compared to an average building with .33/x,000 or .45/x,000:

1. With a Market Rent of 95¢ per square foot for an average building, the added storage at 3040 Maria equates to a rent of 57¢ per square foot when the 40% added cubic feet of storage is factored in.
2. 3040 Maria compares well with buildings much larger due its ability to accommodate more cubic footage of storage. In fact this 31,197 square foot building compares best to a building of 43,675 (40% larger) that has an average fire sprinkler capacity and therefore 12' maximum storage height.

**IN ALL CASES 3040 E. MARIA IS THE BEST DEAL ON THE MARKET**

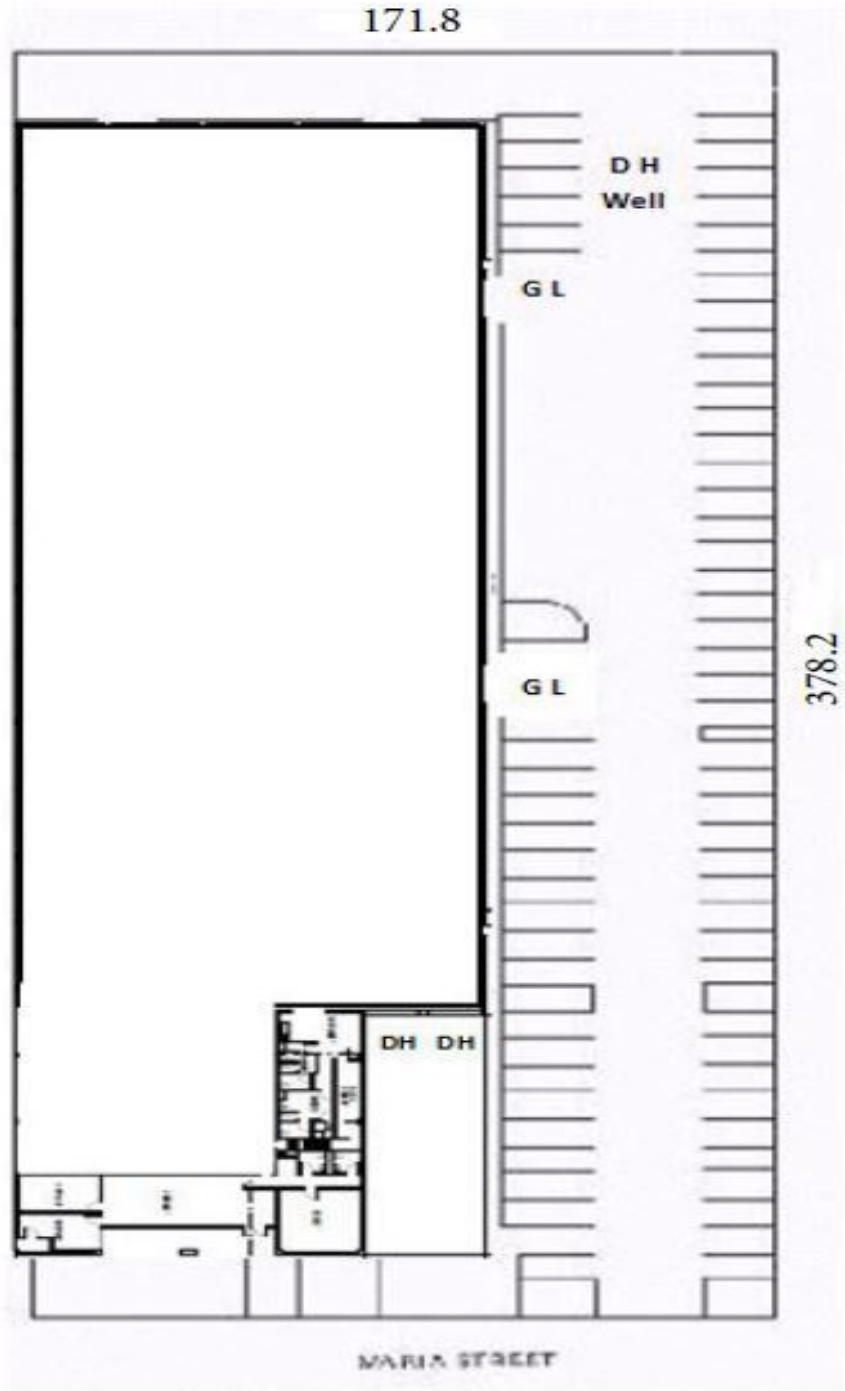
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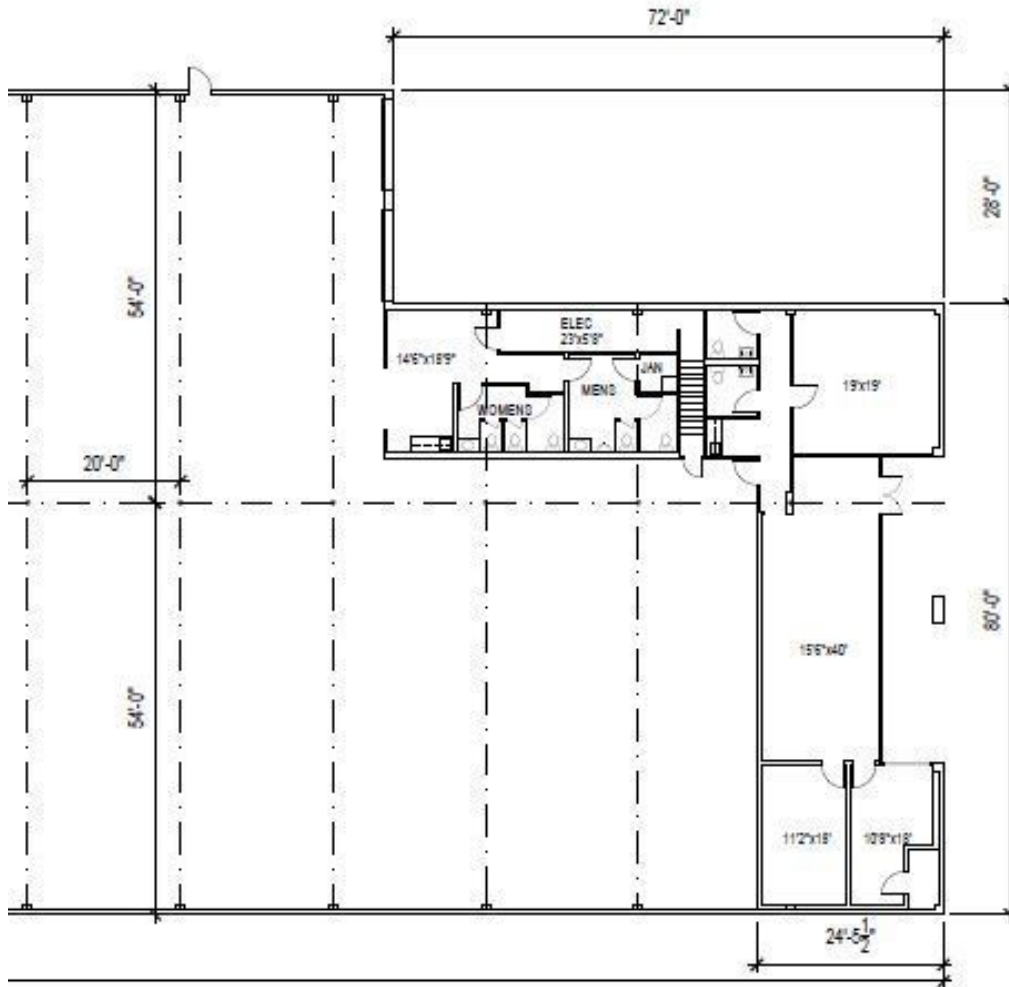
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BONUS MEZZANINE

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