


Available SF 25,075 SF Industrial For Lease Building Size 25,075 SF




Address: 1145-1165 W Walnut St, Compton, CA 90220
Cross Streets: S Anderson Ave/W Walnut St

The "Perfect Building" Immaculately Maintained
 Excellent Access to 91, 110, and 710 Freeways
 Centrally Located Between LAX and Ports of LA and Long Beach
 4 Dock High Positions
 Fenced Yard / 18.5' - 20' Minimum Clearance

Lease Rate/Mo: \$42,628	Sprinklered: Yes	Office SF / #: 3,500 SF
Lease Rate/SF: \$1.70	Clear Height: 19'-20'	Restrooms:
Lease Type: Gross / Op. Ex: \$0.08	GL Doors/Dim: 2	Office HVAC: Heat & AC
Available SF: 25,075 SF	DH Doors/Dim: 4	Finished Ofc Mezz: 0 SF
Minimum SF: 25,075 SF	A: 400 V: 277/480 O: 3 W: 4	Include In Available: No
Prop Lot Size: 1.27 Ac / 55,321 SF	Construction Type: Concrete	Unfinished Mezz: 2,400 SF
Term: 3-5 Years	Const Status/Year Blt: Existing / 1979	Include In Available: No
Sale Price: NFS	Whse HVAC:	Possession: Now
Sale Price/SF: NFS	Parking Spaces: 25 / Ratio: 1.0:1	Vacant: Yes
Taxes:	Rail Service: No	To Show: Call broker
Yard: Fenced / Paved	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: MH		APN#: 7319-028-035
Listing Company: Daum Commercial		
Agents: Chuck Brill 310-538-6710		
Listing #: 30176066	Listing Date: 03/24/2022	FTCF: CB000N000S000
Notes: Call broker for commission information.		





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PROPERTY INFO

1145-1165 W. WALNUT
Industrial Property | ± 25,075 SF

Rent
\$1.70 SF/Month

Term
3-5 Years

PROPERTY FEATURES

- The "Perfect Building" Immaculately Maintained
- 3-5 Years
- 18 ½-20 FT Clear | 400 Amps | 2DH & Large GL Door
- \$0.08/SF Common Area Maintenance Fee
- High Image Building With Corner Location
- 3,500 SF Office Space, Plus 500 SF Bonus Mezz Office & 3,000 SF Mezz Storage, Both at No Charge
- Well Distributed Power With Dropcords



25,075 SF
BUILDING SIZE



3,500 SF
OFFICE SPACE



18 ½-20 FT
CLEAR HEIGHT



25
PARKING SPACES

EXCLUSIVE LISTING AGENT:

Chuck Brill
Executive Vice President | Principal
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