

<u>Daum Commercial</u> 1025 W 190th St Gardena, CA 90248 | 310-538-6700

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



Address: Cross Streets:

1145-1165 W Walnut St, Compton, CA 90220 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

Yes

2

4

19'-20'

Concrete

Existing / 1979

Lease Rate/Mo: \$42,628 Lease Rate/SF: \$1.70 Lease Type: Gross / Op. Ex: \$0.08 Available SF: 25.075 SF Minimum SF: 25,075 SF **Prop Lot Size:** 1.27 Ac / 55,321 SF Term: 3-5 Years NFS Sale Price:

Sale Price/SF: NFS
Taxes:

Yard:

Fenced / Paved

Zoning: MH

Listing Company: Daum Commercial

Agents: Chuck Brill 310-538-6710
Listing #: 30176066

Notes: Call broker for commission information.

Whse HVAC:
Parking Spaces: 25 / Ratio: 1.0:1
Rail Service: No

Specific Use: Warehouse/Distribution

Listing Date: 03/24/2022

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Construction Type:

Const Status/Year Blt:

A: 400 V: 277/480 0: 3 W: 4

Office SF / #: 3,500 SF

Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 2,400 SF
Include In Available: No
Possession: Now
Vacant: Yes

To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7319-028-035

FTCF: CB000N000S000

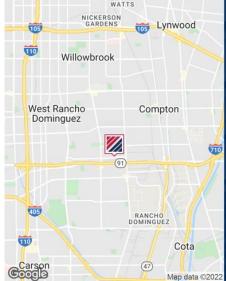














1145-1165 W. WALNUT Industrial Property | ± 25,075 SF

\$ Rent \$1.70 SF/Month



Term
3-5 Years

- 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



PROPERTY

FEATURES

25,075 SF BUILDING SIZE



3,500 SF



18 ½-20 FT CLEAR HEIGHT



25 PARKING SPACE

EXCLUSIVE LISTING AGENT:

Chuck Brill
Executive Vice President | Principal
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