



1957

EAST DEL AMO BLVD.

RANCHO DOMINGUEZ | CA

*Site repositioning renderings are proposed and subject to change following final approvals

AVAILABLE RARE INFILL LOW COVERAGE/POTENTIAL EV SITE



± 9,484 SF
FREESTANDING
BUILDING



± 60,104 SF
LOT SIZE

FOR MORE INFORMATION, CONTACT:

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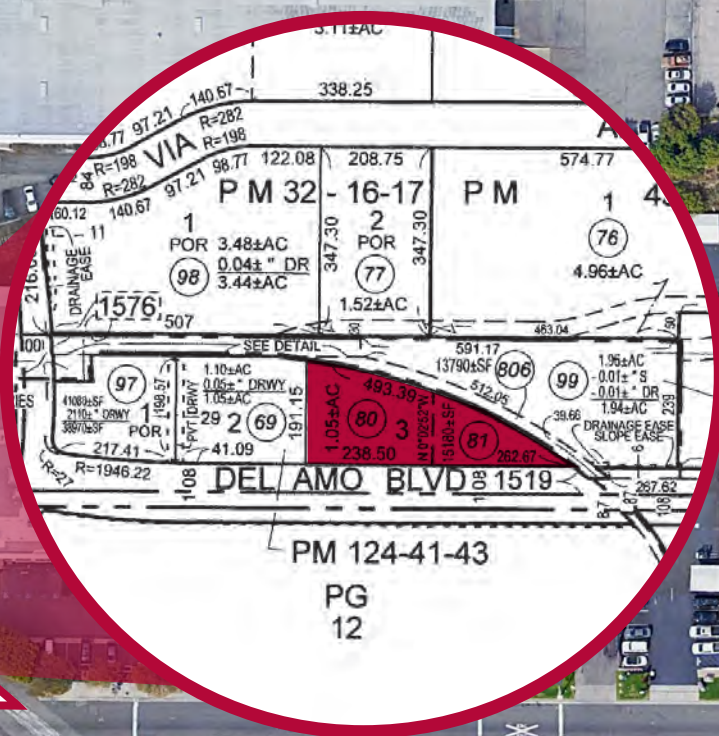
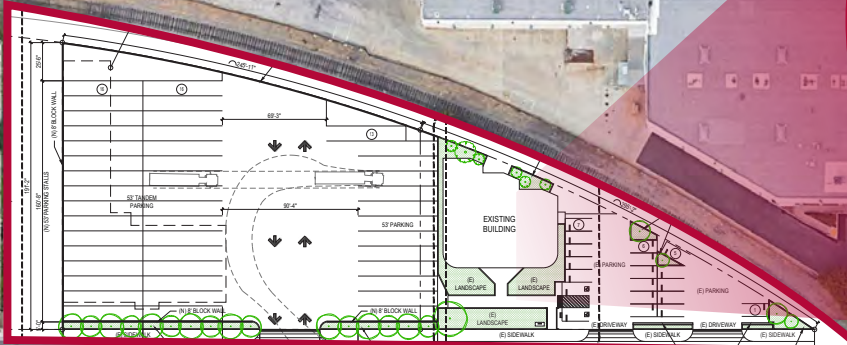
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www.daumcommercial.com

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PROPERTY FEATURES

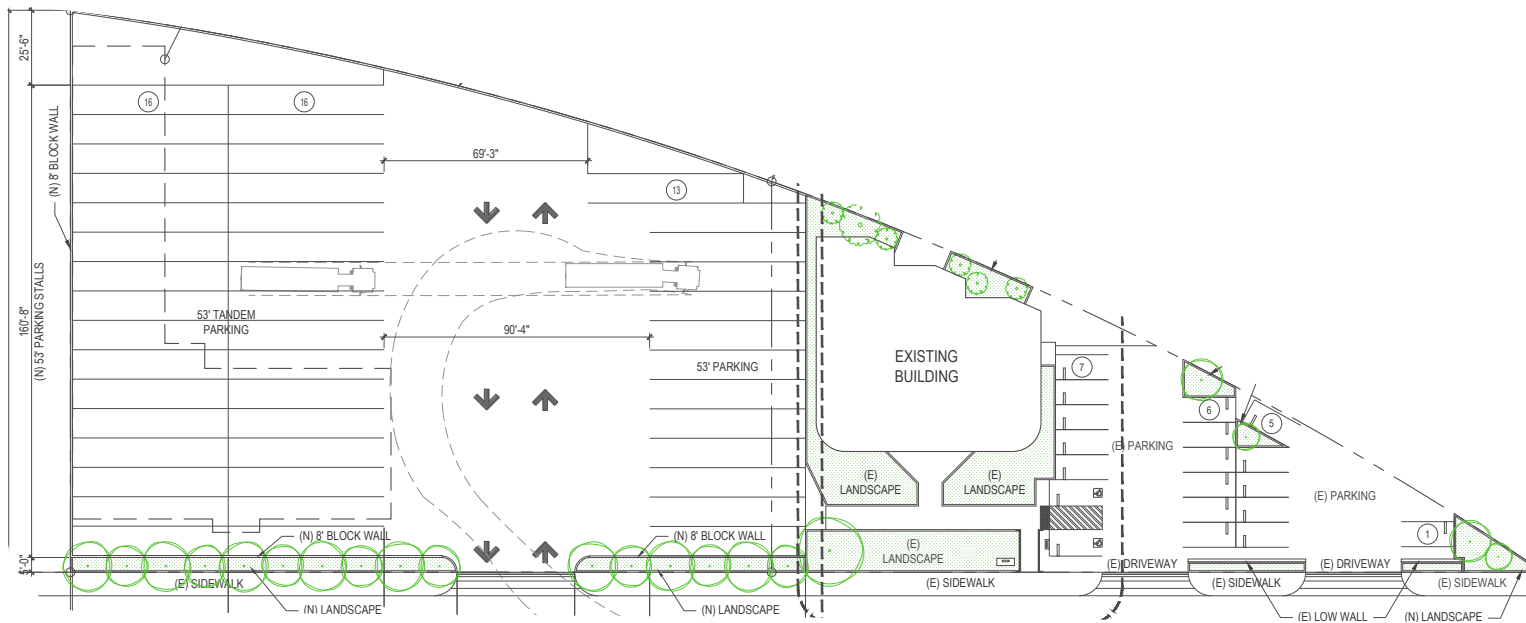
- ± 60,104 SF Lot Size
- Rare Low Coverage Site
- Prime Unincorporated Los Angeles County Location – M2 Zoning
- High Image Elevator Served Refurbished Building with Extra Land
- Del Amo Frontage/Signage
- Sprinklered Building
- 405, 710, 91 Freeways Proximity & Alameda Corridor Adjacent
- 8 Miles From Ports
- Secured Fenced Storage Yard w/ Lights
- Partial Concrete paved w/ asphalt

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PROPOSED SITE PLAN



PROJECT:	TRUCK PARKING
ASSESSOR'S NO:	7318-011-080, 7318-011-081
ADDRESS:	1957 E DEL AMO BLVD. COMPTON, CA 90220
ZONING:	INDUSTRIAL / COMMERCIAL
(E) BUILDING AREA TO REMAIN:	9,484 SQ. FT.
(E) BUILDING AREA TO BE DEMOLISHED:	9,805 SQ. FT.
CONSTRUCTION TYPE:	NON-RATED, NON-SPRINKLERED
OCCUPANCY:	II-B
PARKING CALCULATIONS	
REQUIRED PARKING SPACES FOR OFFICE AREA	= 1 STALL / 400 SQ. FT.
FIRST FLOOR (E) OFFICE AREA	= 3,012 SQ. FT.
SECOND FLOOR (E) OFFICE AREA	= 3,343 SQ. FT.
TOTAL AREA	= 6,354 SQ. FT.
TOTAL REQUIRED PARKING SPACES	= 16 STALLS
EXISTING AND PROPOSED PARKING SPACES	
(E) STANDARD PARKING SPACE	= 17 STALLS
(E) ACCESSIBLE PARKING SPACE	= 2 STALLS
TOTAL (E) PARKING SPACES	= 19 STALLS
(N) 53 TRUCK PARKING SPACES	= 45 STALLS
LANDSCAPED AREAS	
(E) LANDSCAPE	= 3,120 SQ. FT.
(N) LANDSCAPE	= 1,239 SQ. FT.
TOTAL LANDSCAPE AREA	= 4,359 SQ. FT.
	8% OF OPEN AREA

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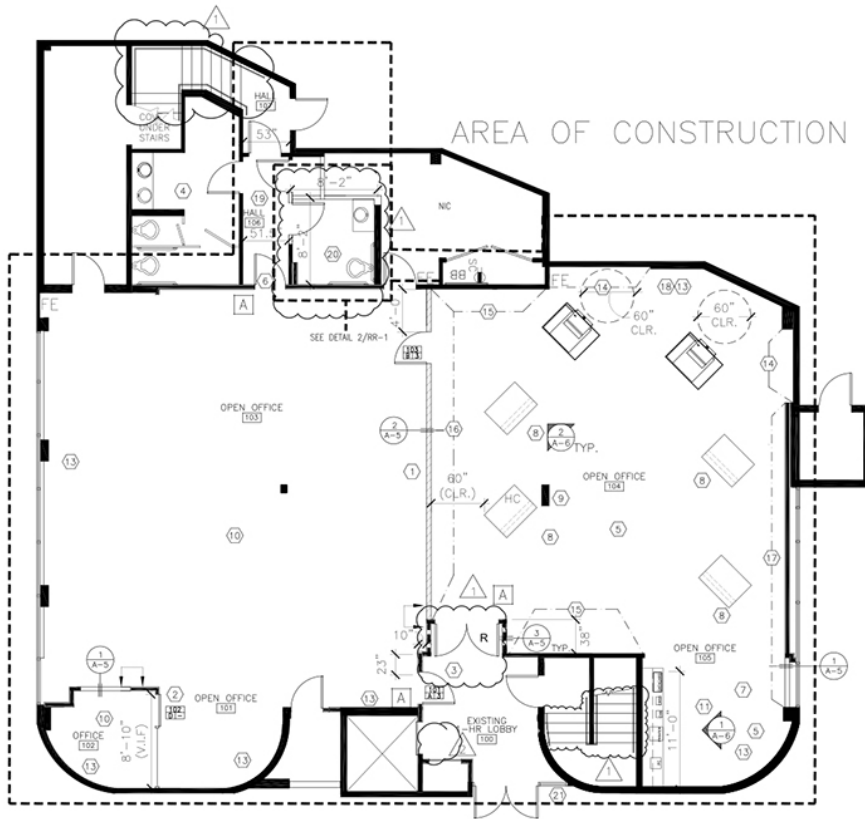
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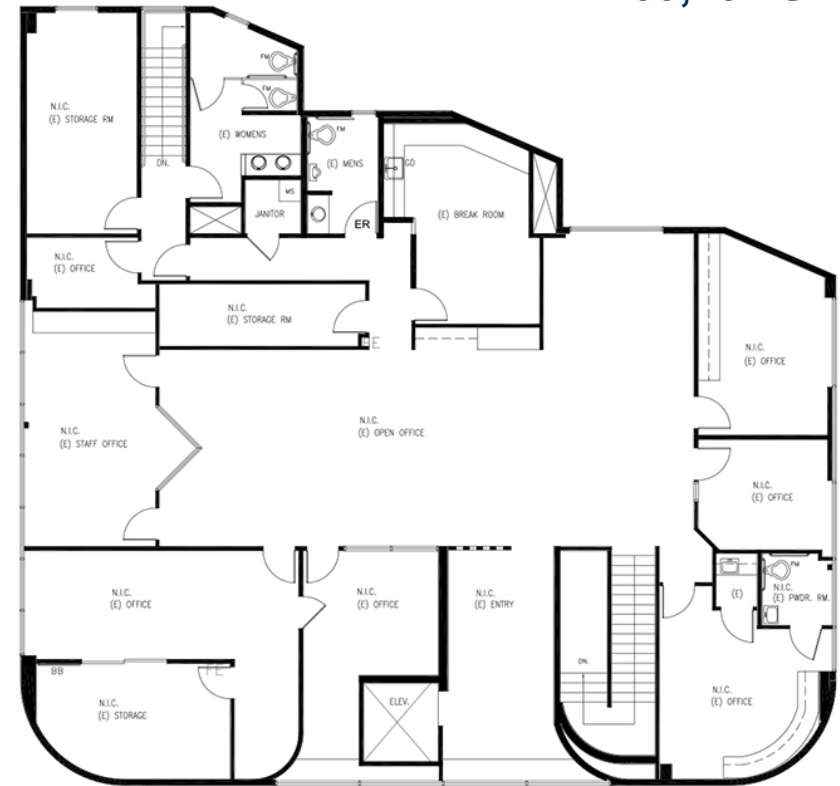
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1ST FLOOR PARTITION PLAN



2ND FLOOR

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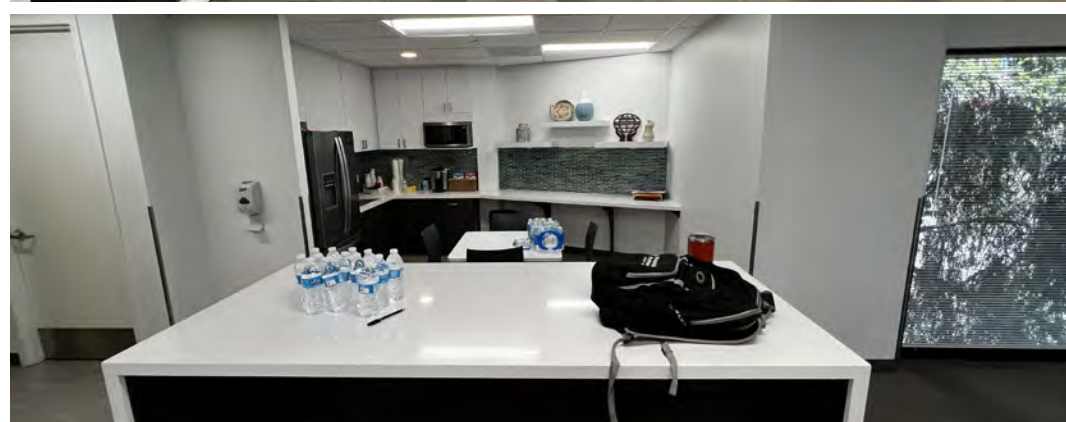
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PROPERTY PHOTOS



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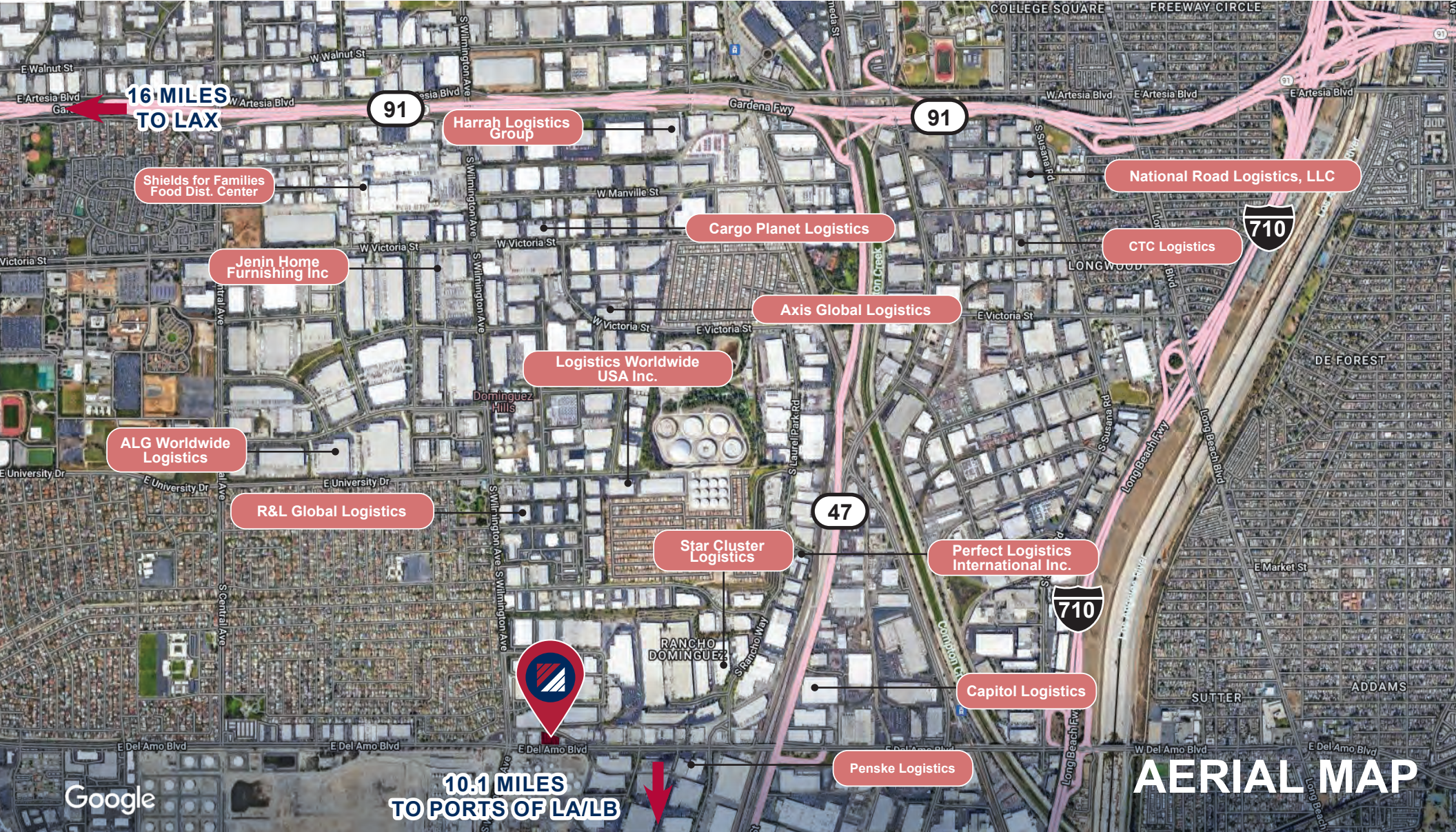
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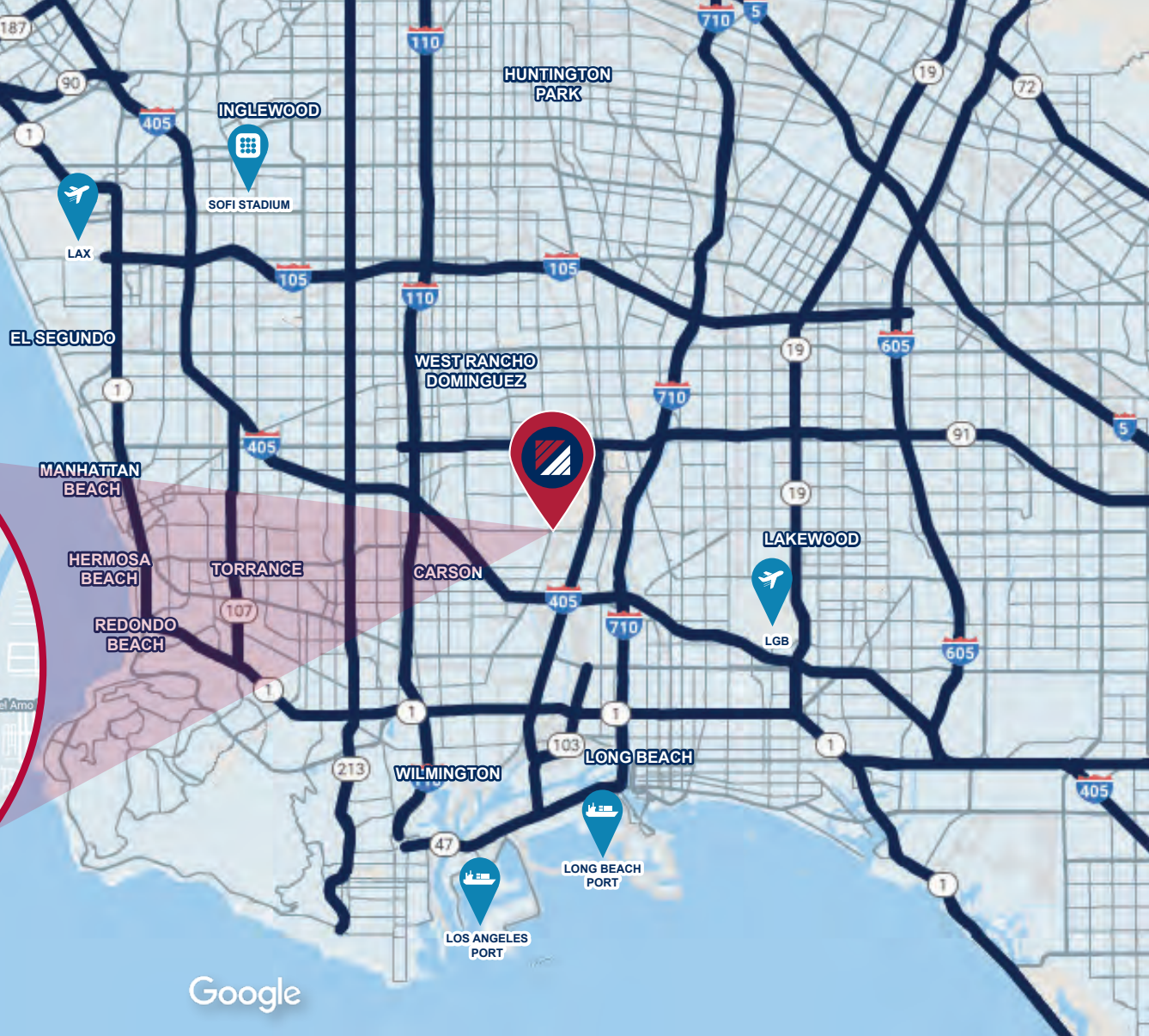
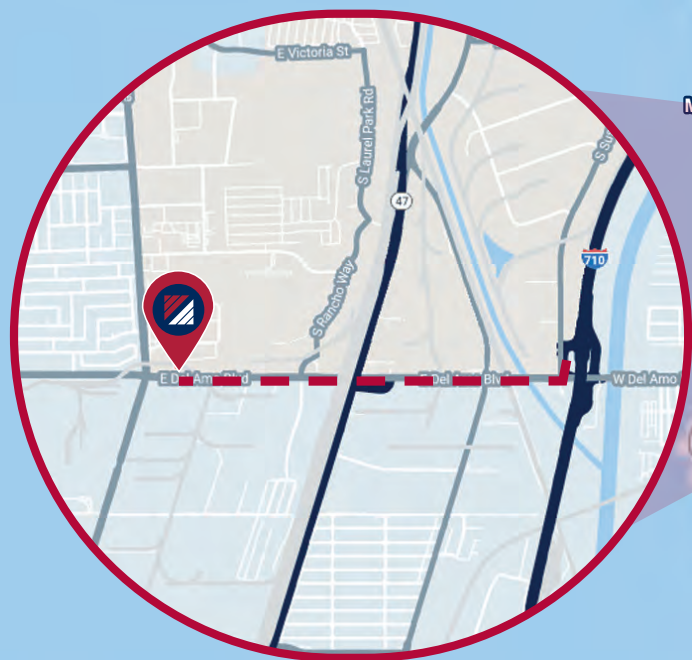
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