



# 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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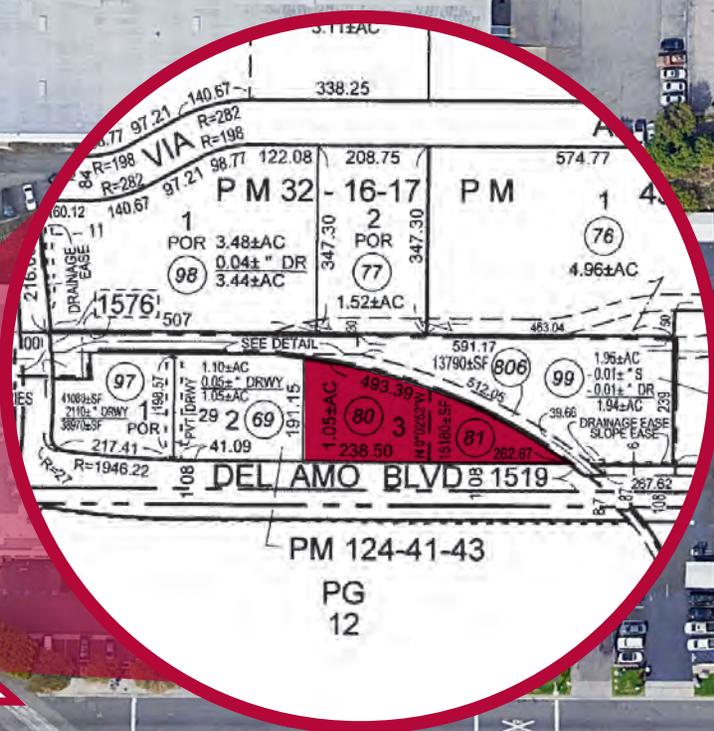
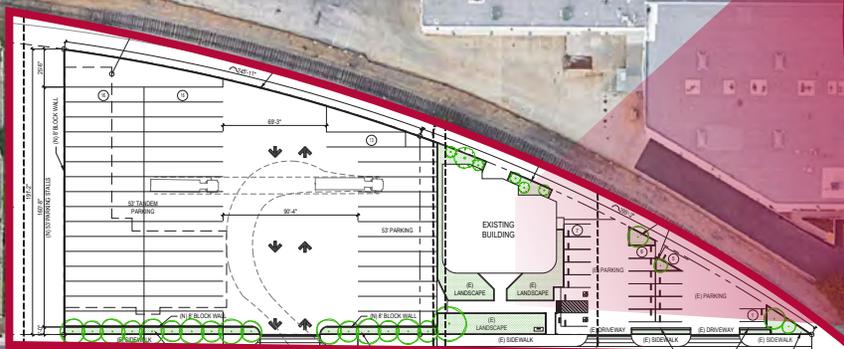
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E. DEL AMO BLVD.

# AVAILABLE RARE INFILL LOW COVERAGE/POTENTIAL EV SITE

## 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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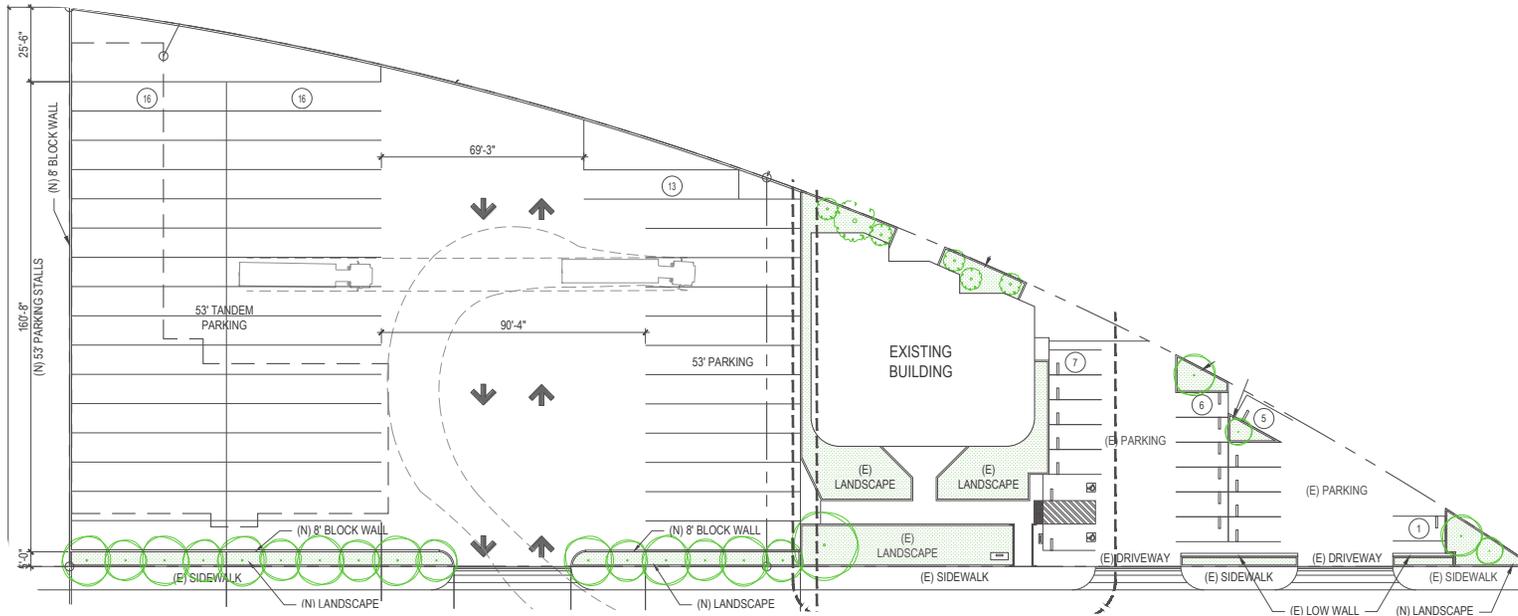
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± 60,104 SF LOT

## PROPOSED SITE PLAN



### PROJECT DATA

PROJECT:	TRUCK PARKING
ASSESSOR'S ID 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:	III-B
<b>PARKING CALCULATIONS</b>	
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	= 3,263 SQ. FT.
TOTAL AREA	= 6,354 SQ. FT.
TOTAL REQUIRED PARKING SPACES	= 16 STALLS
<b>EXISTING AND PROPOSED PARKING SPACES</b>	
(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
<b>LANDSCAPED AREAS</b>	
(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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PROPERTY PHOTOS



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SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report

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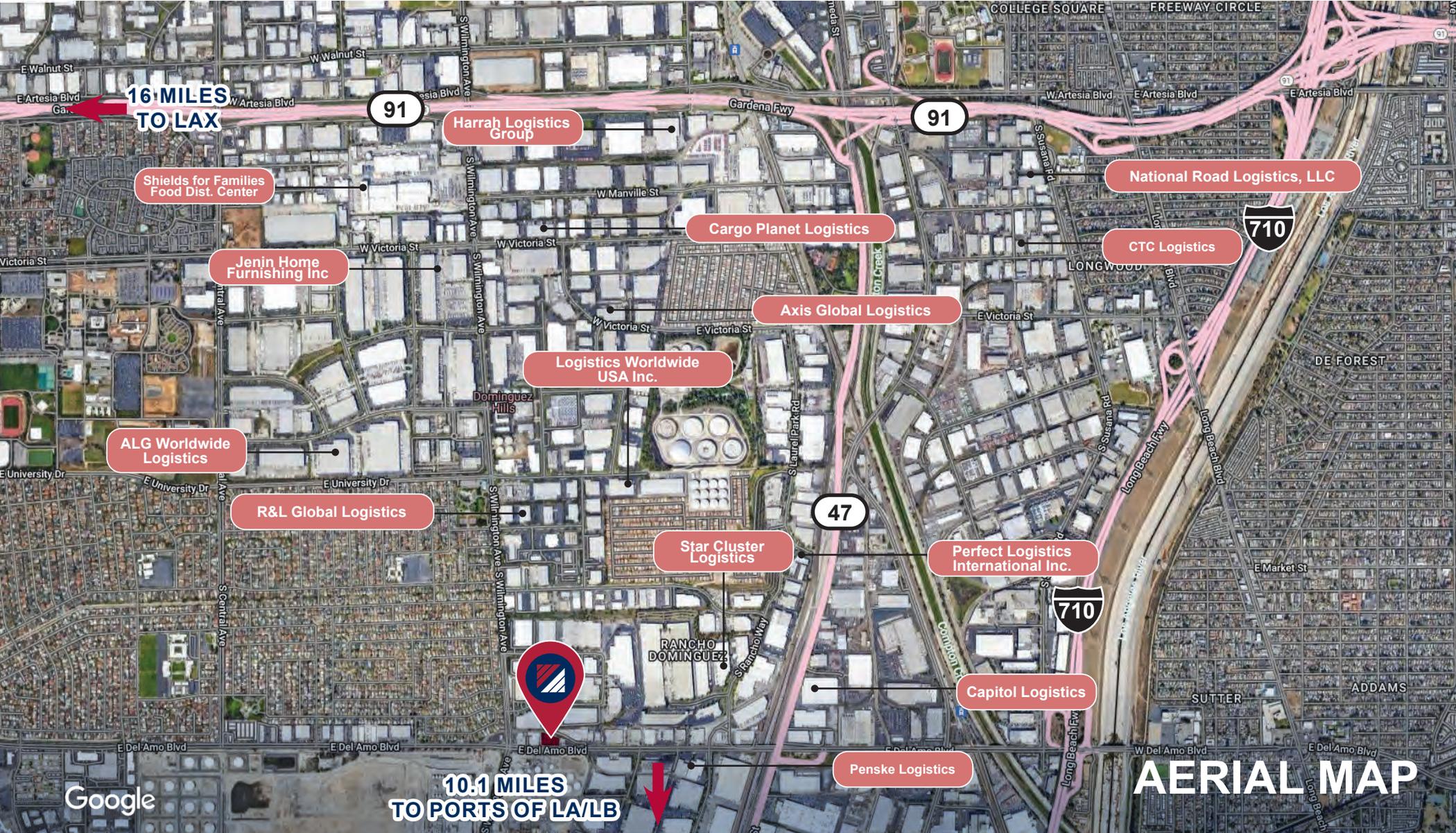
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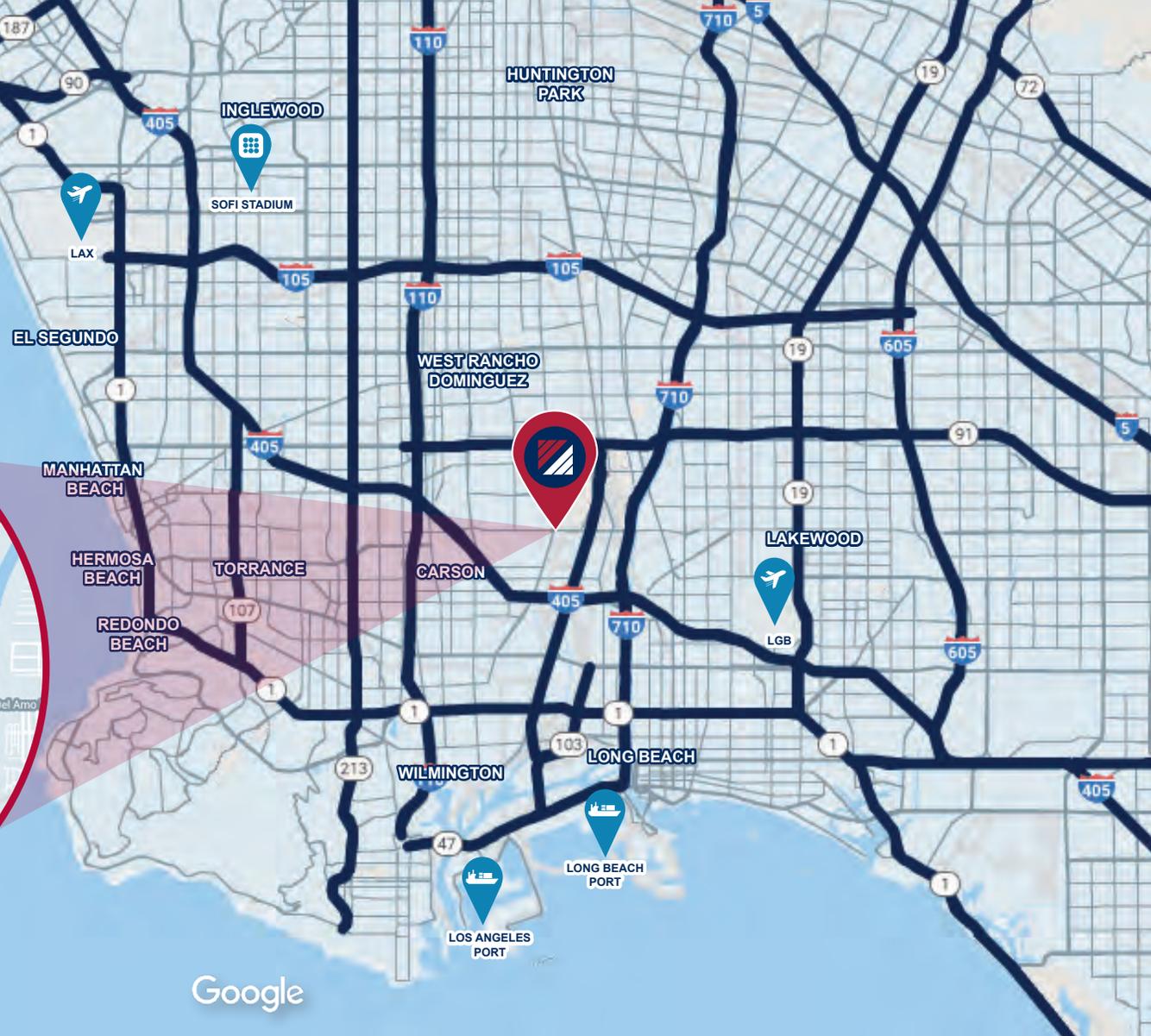
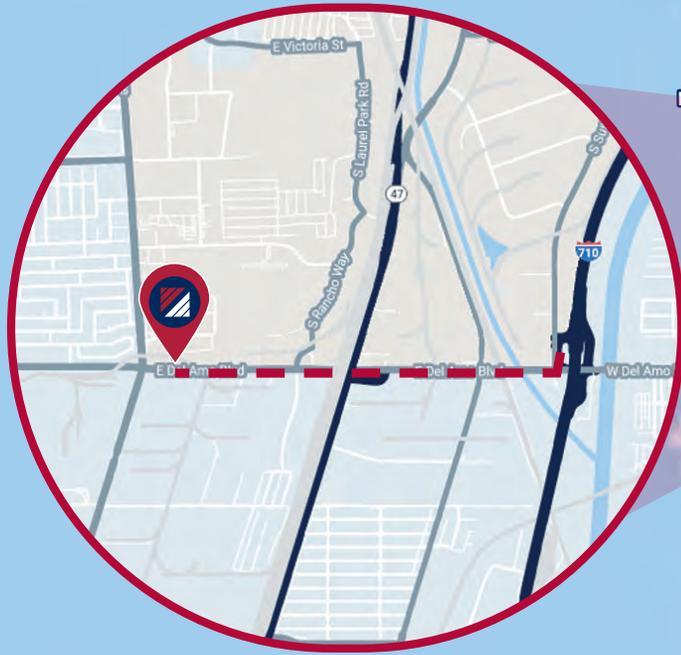
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LOCATION MAP



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