

Available SF 20,000 SF Industrial For Lease Building Size 27,000 SF

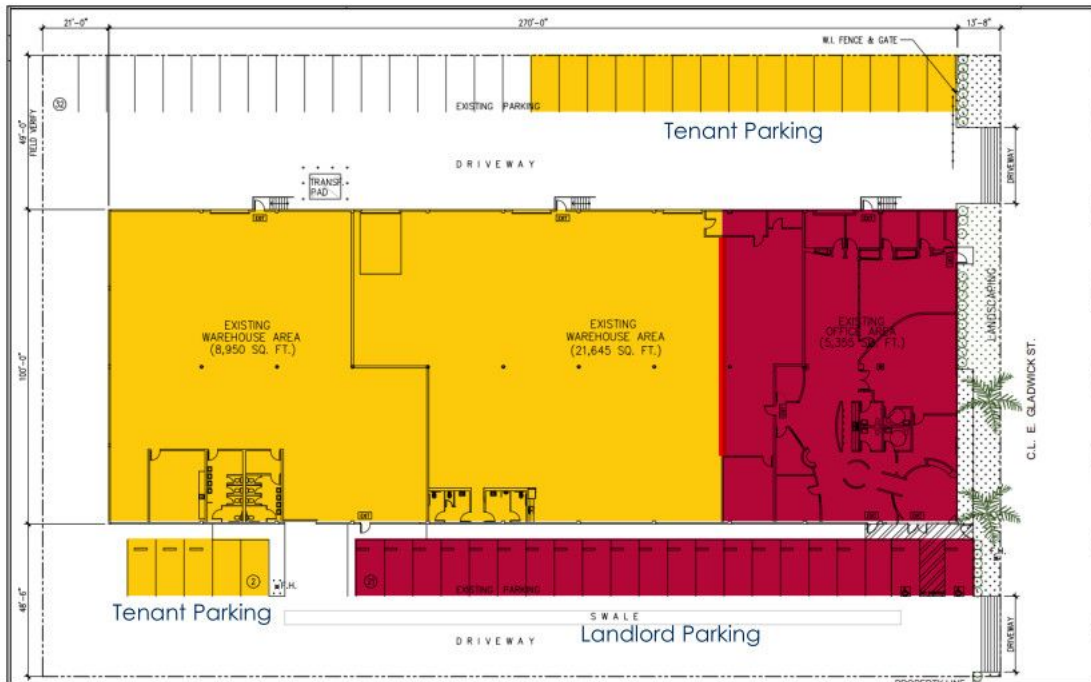


**Address:** 2134 E Gladwick St, Rancho Dominguez, CA 90220  
**Cross Streets:** S Wilmington Ave/E Gladwick St

Dock High & Ground Level Loading  
 Benefits Of Location In Unincorporated LA County  
 Sprinklered

<b>Lease Rate/Mo:</b>	\$20,000	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,275 SF / 4
<b>Lease Rate/SF:</b>	\$1.00	<b>Clear Height:</b>	19'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross / Op. Ex: \$0.05	<b>GL Doors/Dim:</b>	2 / 7.5'x10'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	20,000 SF	<b>DH Doors/Dim:</b>	3 / 12'x11'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	20,000 SF	<b>A: 800 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>		<b>Const Status/Year Blt:</b>	Existing / 1972	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	07/01/2024
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 20 / Ratio: 1.0:1/</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	M-2			<b>APN#:</b>	7318020045
<b>Listing Company:</b>	Daum Commercial				
<b>Agents:</b>	<a href="mailto:Chuck.Brill@daumcommercial.com">Chuck Brill 310-538-6710</a>				
<b>Listing #:</b>	40085225	<b>Listing Date:</b>	04/05/2024	<b>FTCF:</b>	CB250Y150N000
<b>Notes:</b>	\$0.05/SF estimated CAM fee. \$1.00 PSF Gross for Months 1-6, then \$1.35 PSF thereafter.				

**2134 E. GLADWICK ST.**  
 Compton, CA 90220  
 Premises, Project, and Parking Exhibit



\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

