

Daum Commercial

19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

Unfinished Mezz:

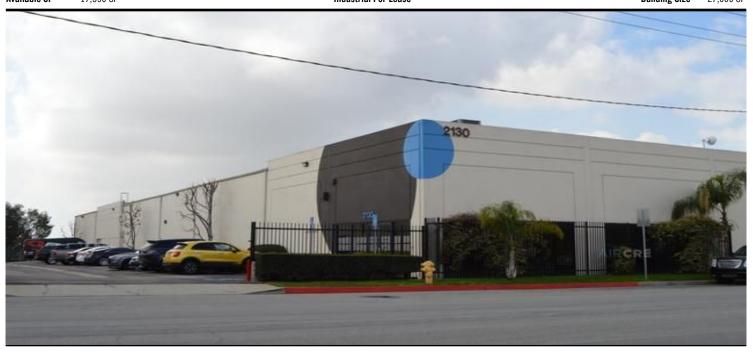
Possession:

Vacant:

To Show:

APN#:

Available SF 17,350 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

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

Construction Type:

Const Status/Year Blt:

Parking Spaces: 20

A: 800 V: 277/480 0: 3 W: 4

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

Yes

19'

2 / 7.5'x10'

2 / 12'x11'

Concrete

No

Existing / 1972

/ Ratio: 1.2:1/

Warehouse/Office

Lease Rate/Mo: \$17,350 Lease Rate/SF: \$1.00

Lease Type: Modified Gross / **Op. Ex:** \$0.05

Available SF: 17,350 SF
Minimum SF: 17,350 SF
Prop Lot Size: POL

Term: Acceptable to Owner

Sale Price: NFS
Sale Price/SF: NFS

Taxes:

Yard: Paved Zoning: M-2

Listing Company: Daum Commercial
Agents: Chuck Brill 310-538-6710

Listing #: 40085225 Listing Date: 04/05/2024 FTCF: CB250Y150N000

Notes: \$0.05/SF estimated CAM fee. \$1.00 PSF Gross for Months 1-6, then \$1.35 PSF thereafter.







2,275 SF / 4

Heat & AC

0 SF

No

No 07/01/2024

No

Call broker

7318020045

Carson/Compton

0 SF



