

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

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

Lease Rate/Mo:	\$17,350	Sprinklered:	Yes	Office SF / #:	2,275 SF / 4
Lease Rate/SF:	\$1.00	Clear Height:	19'	Restrooms:	4
Lease Type:	Modified Gross / Op. Ex: \$0.05	GL Doors/Dim:	2 / 7.5'x10'	Office HVAC:	Heat & AC
Available SF:	17,350 SF	DH Doors/Dim:	2 / 12'x11'	Finished Ofc Mezz:	0 SF
Minimum SF:	17,350 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1972	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2024
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 1.2:1/		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Carson/Compton
Zoning:	M-2			APN#:	7318020045
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.				



