

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

Lease Rate/Mo: \$27,000
Lease Rate/SF: \$1.35
Lease Type: Gross / Op. Ex: \$0.05
Available SF: 20,000 SF
Minimum SF: 20,000 SF
Prop Lot Size: POL
Term: Submit
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M-2

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com)
Listing #: 40085225
Notes: \$0.05/SF estimated CAM fee.

Sprinklered: Yes
Clear Height: 19'
GL Doors/Dim: 2 / 7.5'x10'
DH Doors/Dim: 3 / 12'x11'
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1972

Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,275 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2024
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7318020045

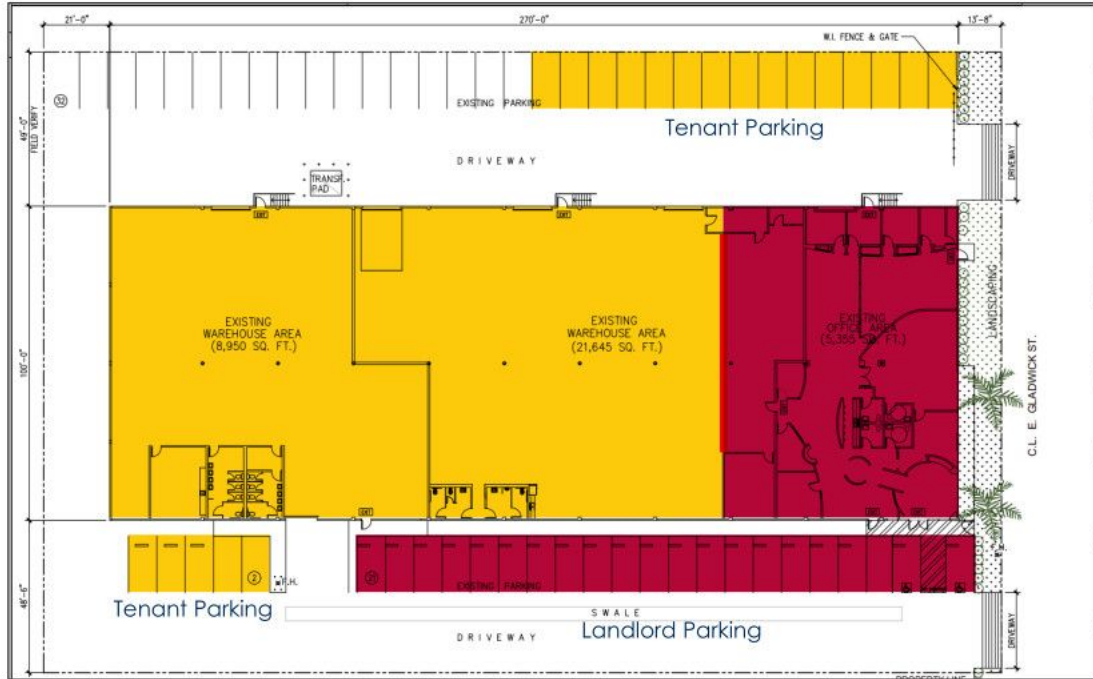
Listing Date: 04/05/2024 **FTCF:** CB250Y150N000



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.

