

Available SF 35,174 SF

Industrial For Lease

Building Size 35,174 SF



Address: 2945 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

Functional Industrial Building
Private, Fenced Yard
1200 Amps
72 Parking Spaces
Unincorporated LA County

Lease Rate/Mo:	\$34,822	Sprinklered:	Yes	Office SF / #:	4,230 SF / 4
Lease Rate/SF:	\$0.99	Clear Height:	18'	Restrooms:	4
Lease Type:	Gross / Op. Ex: \$0.11	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	35,174 SF	DH Doors/Dim:	7	Finished Ofc Mezz:	0 SF
Minimum SF:	35,174 SF	A: 1200 V: 277/480 O: 3 W:		Include In Available:	No
Prop Lot Size:	1.39 Ac / 60,548 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	5 years	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	09/01/2025
Sale Price/SF:	NFS	Parking Spaces: 72 / Ratio: 2.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M-1.5-IP			APN#:	7306003038
Listing Company:	Daum Commercial				
Agents:	Chuck Brill 310-538-6710				
Listing #:	42073387	Listing Date:	03/07/2025	FTCF:	CB250Y150S000
Notes:	Call brokers for commission information. \$0.99/SF/mo. Gross for months 1-6, \$1.55/SF/mo. thereafter, with 3% annual C.O.L.A.'s. OpEx: \$0.1132/SF - includes a systems replacement fee. Sprinkler calc: .33/3000. DH Dim: (2)18x10; (1)18x14; (1)10x14. Power: 600 amps 277/480 & 600 amps 120/208. Lessee to independently verify all information contained her				

