

Daum Commercial

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

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
Lease Rate/SF: \$0.99
Lease Type: Gross / Op. Ex: \$0.11
Available SF: 35,174 SF
Minimum SF: 35,174 SF
Prop Lot Size: 1.39 Ac / 60,548 SF
Term: 5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1.5-IP

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 7
A: 1200 V: 277/480 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1970
Whse HVAC: No
Parking Spaces: 72 / Ratio: 2.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,230 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: 09/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306003038

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:chuck.brill@daumcommercial.com)
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

2945 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY|CA

AVAILABLE FOR LEASE | 35,333 SF

