

Available SF 35,333 SF

Industrial For Lease

Building Size 35,333 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:	\$49,466	Sprinklered:	Yes	Office SF / #:	3,852 SF / 4
Lease Rate/SF:	\$1.40	Clear Height:	18'	Restrooms:	5
Lease Type:	Gross / Op. Ex: \$0.11	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	35,333 SF	DH Doors/Dim:	6	Finished Ofc Mezz:	0 SF
Minimum SF:	35,333 SF	A: 1200 V: 277/480 O: 3 W:		Include In Available:	No
Prop Lot Size:	1.39 Ac / 60,620 SF	Construction Type:	TILT UP	Unfinished Mezz:	1,000 SF
Term:	5 years	Const Status/Year Blt:	Existing / 1970	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 72 / Ratio: 2.0:1		Vacant:	Yes
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#:	7306-003-038

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. 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 herein.

