

Available SF 20,000 SF

Industrial For Sublease

Building Size 35,251 SF



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

**Cross Streets:** S Susana Rd/E Maria St

Sublease Through June 2025  
 Month to Month Available  
 5,000 - 20,000 SF Available  
 Clean Overflow / Dead Storage Space  
 Fenced Lot  
 Access Throughout the Week

**Lease Rate/Mo:** \$28,000  
**Lease Rate/SF:** \$1.40  
**Lease Type:** Gross  
**Available SF:** 20,000 SF  
**Minimum SF:** 5,000 SF  
**Prop Lot Size:** POL  
**Term:** Sublease Through 6/30/2025  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Paved  
**Zoning:** M-1.5-IP

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 7  
**A: 1200 V: 277 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1970  
**Whse HVAC:**  
**Parking Spaces:** 41 / **Ratio:** 2.1:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 0 SF / 0  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**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), [James Reynolds 310-538-6716](mailto:James.Reynolds@daumcommercial.com)  
**Listing #:** 40309229  
**Notes:**

**Listing Date:** 05/07/2024 **FTCF:** CB300Y150N000/A0AA

