

Available SF 47,444 SF

Industrial For Lease & For Sale

Building Size 47,444 SF



Address: 3064 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/E Maria St

FDA Approved Food Manufacturing Facility
 18'-20' Clear Height / 2 DH Doors (10 x 12)
 5 GL Doors (12x14, 12x12, 20x14, 9x12)
 4,300 SF Bonus Mezzanine Storage
 ±4,510 SF Freezer & ±3,245 SF Cooler Space
 3,000 Amps, 120/240V Power (Verify)

Lease Rate/Mo: \$28,466
 Lease Rate/SF: \$0.60
 Lease Type: Gross

Available SF: 47,444 SF
 Minimum SF: 47,444 SF
 Prop Lot Size: 1.68 Ac / 73,180 SF
 Term: 5 Years with COLAs
 Sale Price: \$13,000,000.00
 Sale Price/SF: \$274.01
 Taxes: \$32,799 / 2022
 Yard: Fenced/Paved
 Zoning: M-1.5 & M2 IP

Sprinklered: Yes
 Clear Height: 18'-20'
 GL Doors/Dim: 5 / 12' X 14', 12' X 12', 20' X 14', 9' X 12'
 DH Doors/Dim: 2 / 10' X 12'
 A: 3000 V: 120/240 O: W:
 Construction Type: Masonry
 Const Status/Year Blt: Existing / 1969

Whse HVAC:
 Parking Spaces: 40 / Ratio: 0.8:1/
 Rail Service: No
 Specific Use: Manufacturing

Office SF / #: 4,300 SF / 17
 Restrooms: 4
 Office HVAC: Heat & AC

Finished Ofc Mezz: 0 SF
 Include In Available: No
 Unfinished Mezz: 4,300 SF
 Include In Available: No
 Possession: Now
 Vacant: Yes
 To Show: Call broker
 Market/Submarket: Carson/Compton
 APN#: 7306-004-026

Listing Company: Daum Commercial
 Agents: [Chuck Brill 310-538-6710](mailto:chuck.brill@daumcommercial.com)
 Listing #: 33791629
 Notes: \$0.60 PSF Gross for months 1-12, then \$1.35 PSF thereafter.

Listing Date: 02/08/2023

FTCF: CB250Y125S250