



FOR SALE/LEASE

19335 Laurel Park Rd, Rancho Dominguez, CA 90220

**AVAILABLE 36,340 SF INDUSTRIAL/FLEX
LEASE \$1.40/SF Net / SALE \$12,719,000 (\$350/SF)**



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FEATURES

Available Square Footage	36,340
Land Square Footage	101,495 (2.33 Acres)
Office Square Footage	19,515
Finished Office Mezzanine SF	9,985
Parking	110
Loading	5 Ground Level Loading 2 Dock-High Loading
Minimum Ceiling Clearance	24'
Power	2000 Amps, 120-240V, 3P, 4W
Sprinkler System	Yes
Year Built	1986
Construction	Concrete Tilt-Up
Zoning	M-2-IP

ACCESSIBILITY

MILES TO

Los Angeles International Airport	16.7
Long Beach Airport	9.1
Los Angeles & Long Beach Ports (both)	10.8
Alameda Corridor	6.3

IMMEDIATE ACCESS TO

110, 405, 91 Freeways

HIGHLIGHTS

- Highly Improved Light Manufacturing Warehouse Building
- Layout Suitable for Sales & Service Companies
- Dock High & Grade Level Loading, 110 Car Parking Spaces
- Estimated Operating Expenses: \$0.19/SF



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310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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Floor Plan



EXISTING SITE PLAN
SCALE: 1" = 20'-0"
BLDG. FOOTPRINT: 27,477 SQ. FT.

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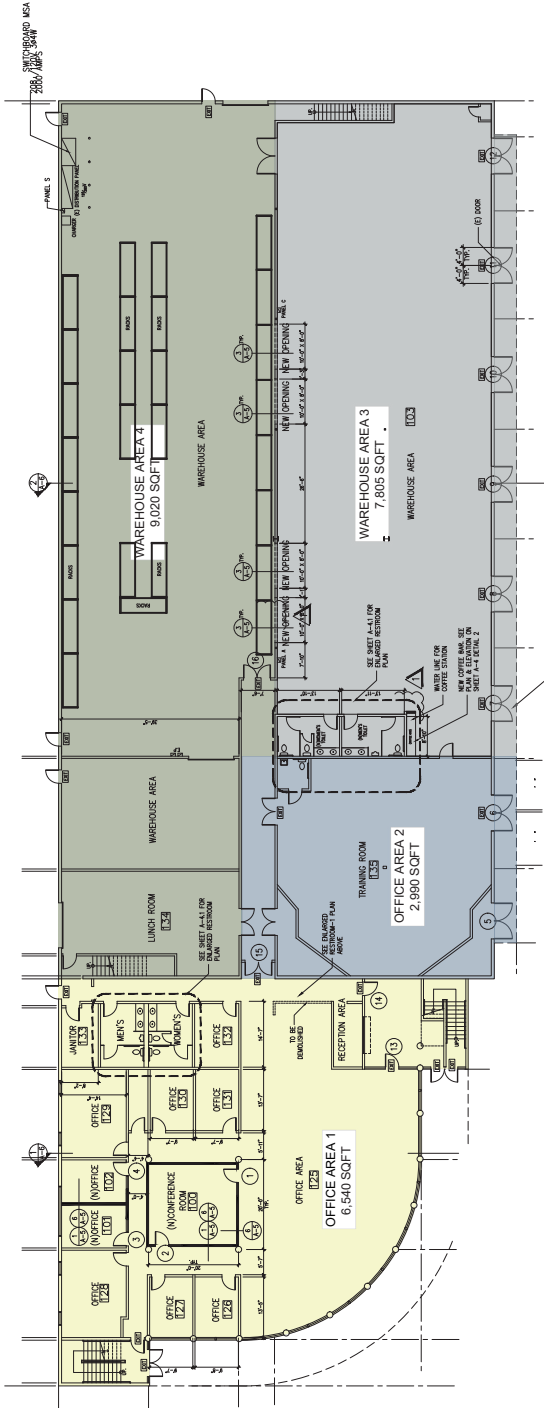
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Floor Plan

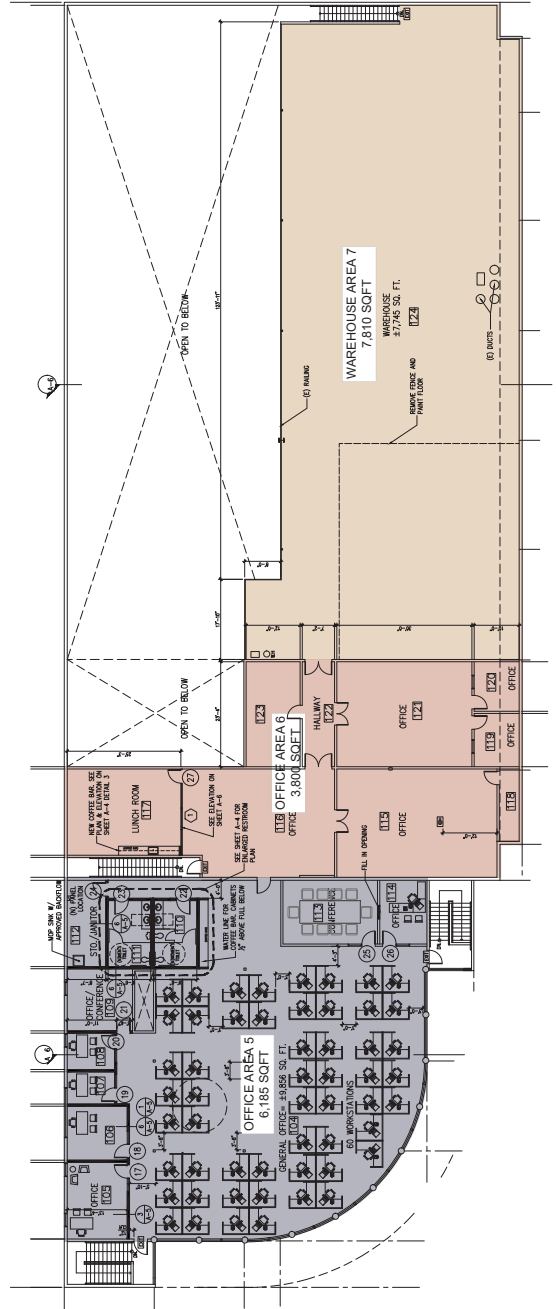
GROUND PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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