

2121 South Wilmington Ave

Compton, CA

OFFERING MEMORANDUM





TABLE OF CONTENTS

03 DISCLAIMER

04 PROPERTY OVERVIEW

06 LOCATION DETAILS

10 LOCATION OVERVIEW

12 PHOTOS

13 PHOTOS

DISCLAIMER

All materials and information received or derived from Centennial Realty Brokerage & Investment Corp its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Centennial Realty Brokerage & Investment Corp its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Centennial Realty Brokerage & Investment Corp will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Centennial Realty Brokerage & Investment Corp makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Centennial Realty Brokerage & Investment Corp does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance with all applicable fair housing and equal opportunity laws.

2121 South Wilmington Avenue

Los Angeles | CA



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

2121 S Wilmington Ave in Compton, is a high-utility industrial asset in the South Bay corridor. This **53,982 SF freestanding facility** is a rare owner-user opportunity with heavy power and low site coverage, priced at **\$17,274,240 (\$320/SF)**.

Built in 1981, this concrete tilt-up offers **22-foot clear height** and a **115-foot trucking bay** for superior maneuverability. The property features **5 dock-high loading positions, 1 ground level door**, and **2,500-3,300 Amps**, accommodating diverse production and logistics operations often restricted elsewhere.

Positioned just **0.2 miles from SR-91 and 2.5 miles from I-710 and I-110**, the site ensures rapid access to regional freeways and the Alameda Corridor. 2121 S Wilmington Ave is **located only 10.7 miles from the Ports of Los Angeles and Long Beach**, it allows for efficient drayage turns and direct supply chain connection.

Property Highlights:

- 53,982 SF Industrial Building on a 110,947 SF Fully Fenced Lot
- Building Comes With Over 3,300 Amps and 22' Clear Height
- 5 Docks, 1 GL Door, and a 115' Truck Bay
- Located 0.2 Miles from the 91 and 2.5 Miles from 710 and 110 Freeways
- Heavy Manufacturing Zoning

\$17,274,240

LIST PRICE

53,982 SF

BUILDING SIZE

\$320

PRICE PER SF

1981

LOT SIZE

5

DOCKS

PROPERTY HIGHLIGHTS



COMPETITIVE \$320 PER SF PRICING

Offered at \$17,274,240, the property's \$320 per square foot valuation is well-positioned against comparable Compton sales, including a recent \$367 PSF transaction for a similar-sized asset.



RARE LOW 48.6% SITE COVERAGE

The property features exceptionally low site coverage of 48.6% on a 2.55-acre lot. This provides an oversized 115-foot truck court, a rarity for 50k SF infill assets that enhances logistical efficiency.



PREMIER GATEWAY CITIES LOGISTICS LOCATION

Strategically located just 10.7 miles from the Port of Long Beach, the site offers immediate access to the SR-91 and I-710 freeways, enabling rapid distribution throughout Southern California.



STRONG INSTITUTIONAL SUBMARKET DEMAND

The Compton submarket has seen over \$330 million in institutional acquisitions in H1 2025 from groups like Rexford and CenterPoint, validating strong investor confidence in the location.



FUNCTIONAL 22' CLEAR & LOADING

The 53,980 SF facility offers functional specifications including 22-foot clear heights, 5 dock-high positions, and heavy power, exceeding the utility of older vintage industrial stock in the submarket.



VERSATILE HEAVY MANUFACTURING ZONING

The property's Heavy Manufacturing zoning provides significant flexibility, differentiating it from standard distribution centers and accommodating a wider range of industrial production tenants.

EXTERIOR



**THE PORT
OF LOS ANGELES** LA

Port of
LONG BEACH
THE PORT OF CHOICE

7.5 miles

INTERSTATE
110

2.5 miles

LAX

10 miles

INTERSTATE
CALIFORNIA
710

2.5 miles

CALIFORNIA
91

S WILMINGTON AVE

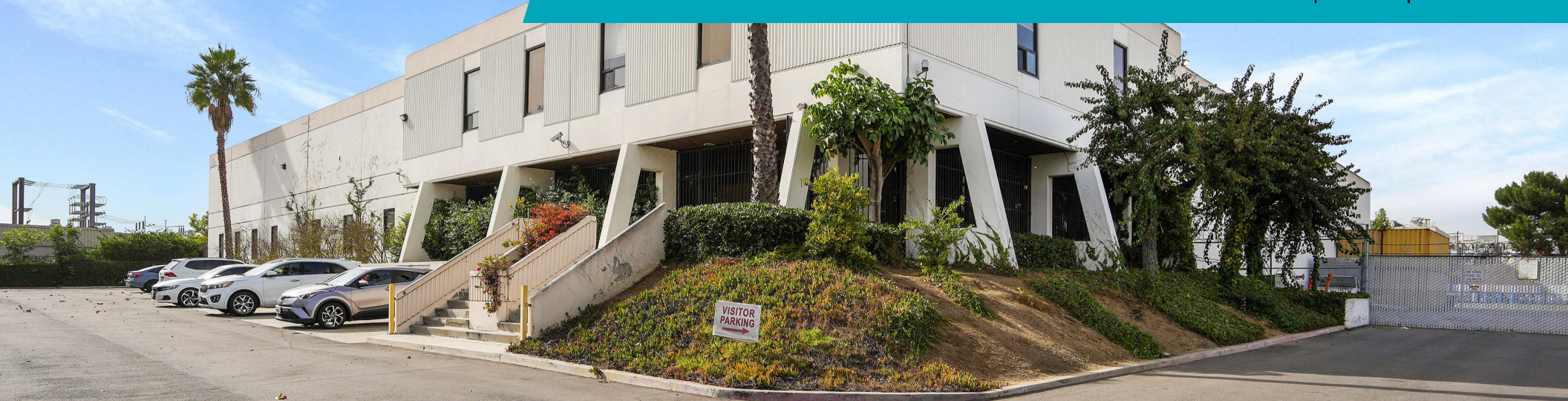
2121
SOUTH WILMINGTON AVENUE
COMPTON, CA



S WASHINGTON AVE

2121 South Wilmington Avenue

Compton | CA



LOCATION OVERVIEW

MARKET OVERVIEW

Compton, CA, is strategically positioned within the South Bay region of Los Angeles County, benefiting from its proximity to key transportation hubs and major infrastructure. The city is just a few miles from the Ports of Los Angeles and Long Beach, two of the world's largest and busiest ports. This prime location offers direct access to critical freeways, including the 91, 110, and 710, making Compton a central hub for logistics, distribution, and industrial operations. The city's robust transportation network and access to key shipping routes enhance its appeal to businesses seeking to efficiently move goods across Southern California and beyond.

The industrial market in Compton has experienced significant demand in recent years, driven by growth in the e-commerce, manufacturing, and distribution sectors. With a variety of industrial properties available, including warehouses, distribution centers, and manufacturing facilities, the area attracts a wide range of industries seeking space to support high-volume operations. The South Bay industrial market, in which Compton is located, is recognized as one of the strongest in the country, with low vacancy rates and rising rental rates, making it an ideal area for investors seeking stable returns in a growing market.

Compton's workforce is diverse and readily accessible, providing a solid labor pool for the area's many industrial businesses. Additionally, the city is undergoing a revitalization, with new development and infrastructure improvements enhancing its appeal to companies seeking both operational efficiency and community engagement. With its strategic location, strong economic fundamentals, and proximity to key industries, Compton continues to attract companies across sectors, further solidifying its position as a thriving industrial market in Southern California.

MARKET HIGHLIGHTS



STRATEGIC LOCATION

Compton is ideally located with direct access to major freeways, including the 91, 110, and 710, which provide quick connectivity to key business hubs and the Ports of LA and Long Beach. This accessibility makes it a prime location for logistics, distribution, and manufacturing companies.



PROXIMITY TO PORTS OF LA AND LONG BEACH

Compton is located less than 10 miles from the Ports of Los Angeles and Long Beach, two of the largest ports globally. This proximity provides significant logistical advantages, making it a highly desirable location for companies involved in global trade and distribution.



DIVERSE WORKFORCE

Compton offers a diverse, accessible labor pool, with a population that supports a wide range of industries. This workforce is an attractive feature for companies looking to staff operations in a region with a variety of skill sets, from manufacturing to logistics.



STRONG INDUSTRIAL MARKET

The South Bay industrial market, including Compton, is one of the strongest in the U.S., characterized by low vacancy rates and consistent demand. The area has become a key destination for businesses seeking industrial space due to its proximity to the ports and major highways.



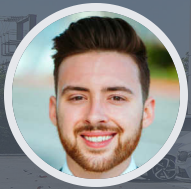
E-COMMERCE GROWTH

The continued growth of e-commerce and last-mile delivery services has driven demand for industrial space in Compton. Businesses seeking efficient distribution centers are attracted to the area due to its central location and access to major transportation routes.



ECONOMIC REVITALIZATION

Compton has been undergoing significant revitalization, with new infrastructure projects and business developments enhancing its appeal. The city's ongoing transformation is expected to further strengthen its position as a hub for industrial and commercial enterprises.



Daniel Roland

Senior Industrial Adviser

(562) 338-3138

daniel.roland@centadv.com

Lic #: CalDRE 02057043



Edan Shalom

Regional Vice President

(213) 261-4944

edan@centadv.com

Lic #: 02033047



centennialadvisers.com