



Address: 19200 S Reyes Ave, Rancho Dominguez, CA 90221
Cross Streets: S Susana Rd/S Reyes Ave

Large Rear Yard
 Excellent Warehouse/Manufacturing Building with Extra Land
 41% Coverage
 Heavy Power
 Unincorporated LA County

Lease Rate/Mo:	\$138,601	Sprinklered:	Yes	Office SF / #:	5,040 SF
Lease Rate/SF:	\$1.40	Clear Height:	16'	Restrooms:	8
Lease Type:	Industrial Gross	GL Doors/Dim:	8	Office HVAC:	Heat & AC
Available SF:	99,001 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	0 SF
Minimum SF:	99,001 SF	A: 4000 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	5.65 Ac / 246,114 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1969	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	08/01/2026
Sale Price/SF:	NFS	Parking Spaces: 60 / Ratio: 0.6:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	M-2-IP			APN#:	7306-004-032
Listing Company:	The Klabin Company				
Agents:	Tyler Rollema 310-329-9000 , Frank Schulz 310-329-9000 , Scott Andersen 310-329-9000				
Listing #:	45025413	Listing Date:	06/05/2026	FTCF:	CB275N000S000/A0AA
Notes:	Lessee to verify all information contained herein. Co-listed with AIR CRE NonMembers (Warren Noack).				



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