

AVAILABLE FOR LEASE AND SALE

47,444 SF

3064 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY | CA



PRICE REDUCTION TO \$0.60/SF GROSS YEAR ONE

FOR MORE
INFORMATION,
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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- 47,444 SF Available
- 4,300 SF Office
- 4,300 SF Bonus Mezzanine Storage
- 2-3000 Amp Panels and Heavily Distributed Power
- M1 ½ & M2 Zoning
- Fenced Yard
- Industrial Natural Gas Line
- 4 Million BTU Natural Gas Service
- Benefits of Unincorporated LA County
- Excellent Access to the 405, 91, 110, and 710 Freeways
- 18'-20' Clear Height
- Sprinklered
- 1 GL Door
- 2 DH Doors (10'x12')
- 40 Parking Spaces
- \$0.60/SF Gross for Months 1-12, Then \$1.35 PSF Thereafter
- \$13,000,000.00 (\$274/SF)
- Former FDA Approved Food Manufacturing Facility
- 3,245 SF (160 Pallet Spaces) of Cooler Space Rated at 36 Degrees
- 4,510 SF (240 Pallet Spaces) of Freezer Space Rated at 0 Degrees
- 1,500 Gallon 3 Stage Clarifier with Clean Out/Sample Box

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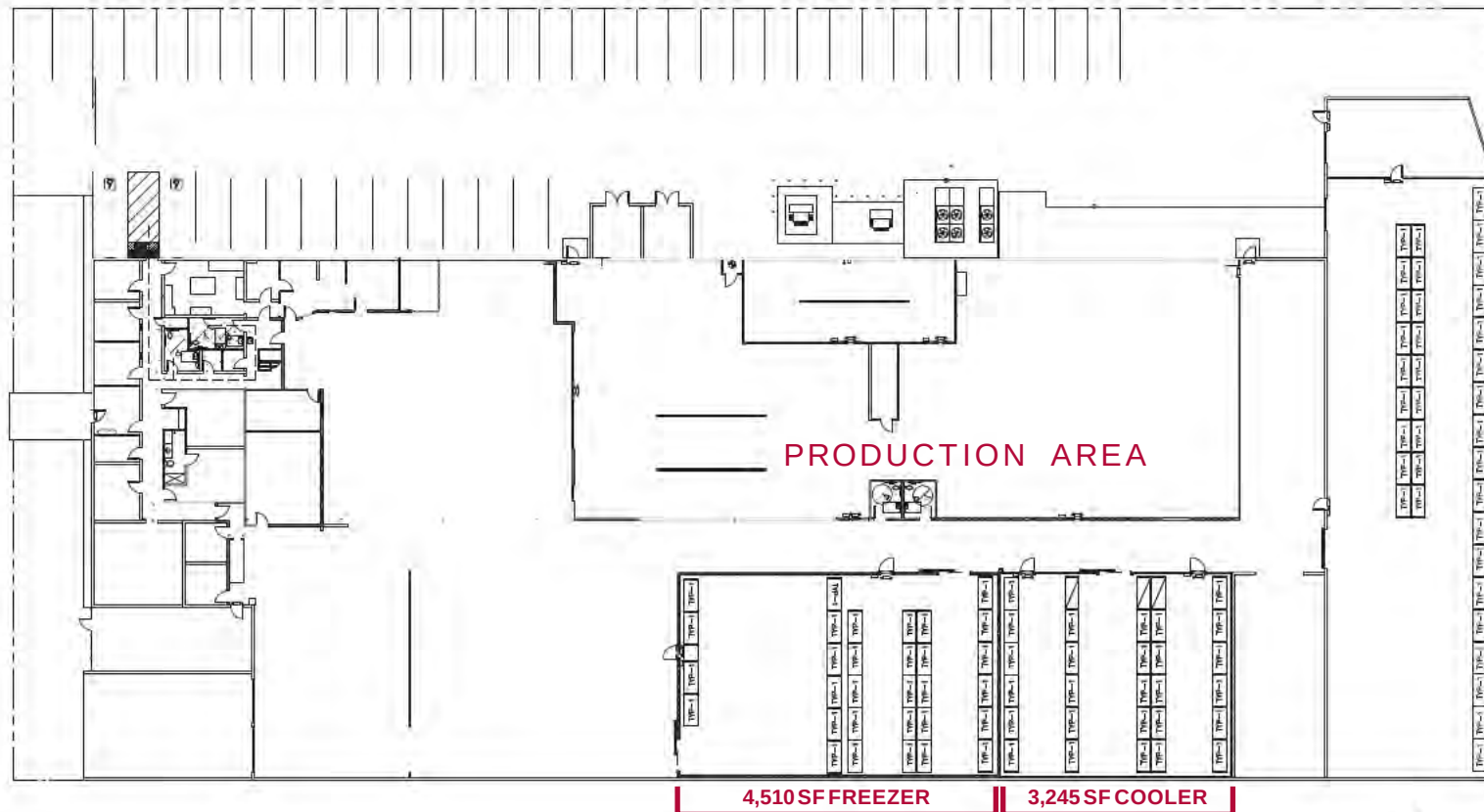
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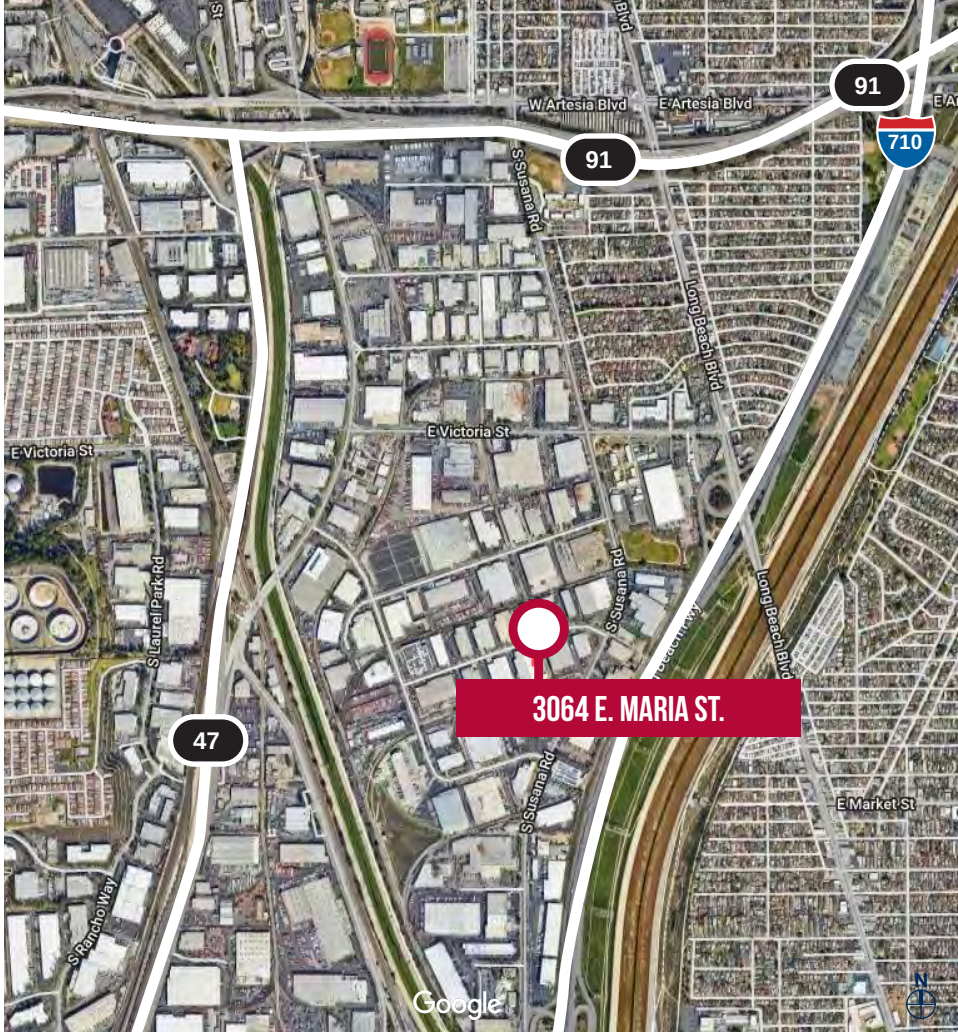
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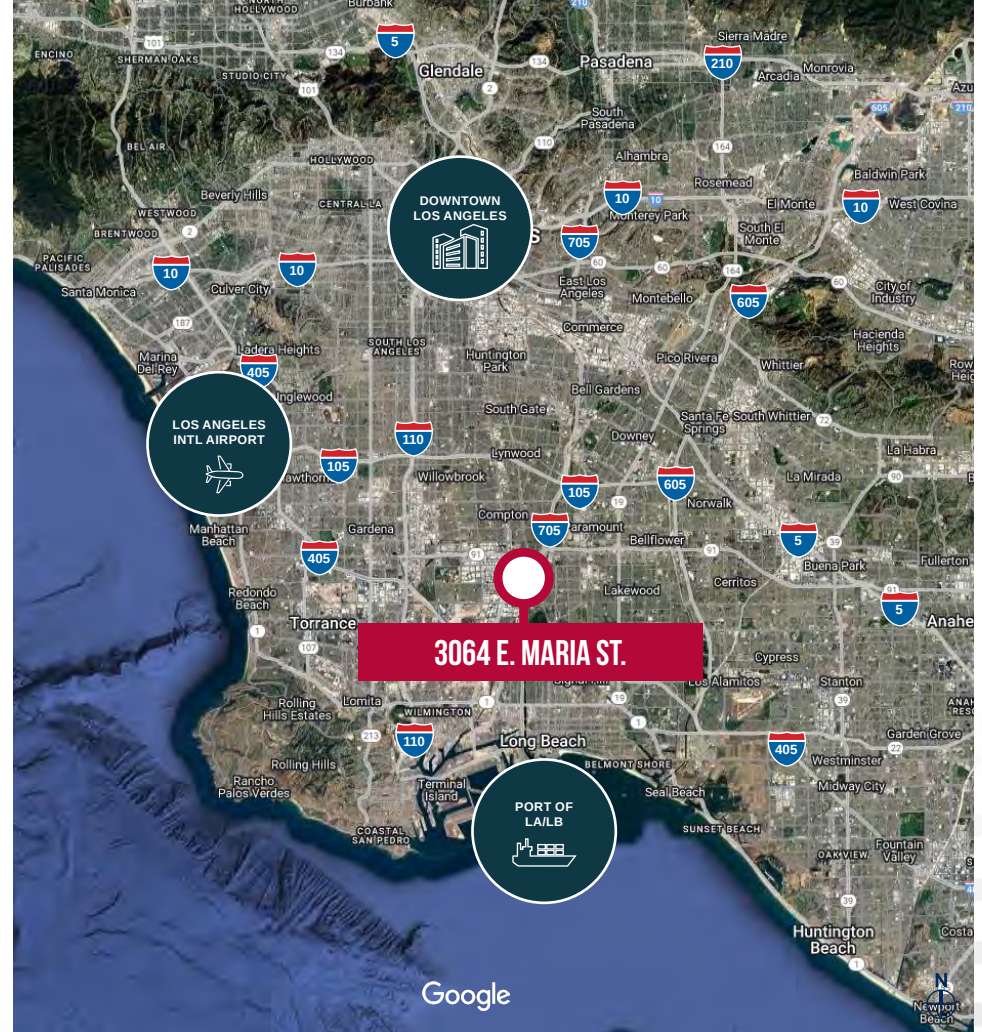
*NOT TO SCALE

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