

Available SF 80,000 SF

Industrial For Lease

Building Size 80,000 SF



**Address:**

1300 W Artesia Blvd, Compton, CA 90220

**Cross Streets:**

W Artesia Blvd / S Central Ave

High Visibility Location  
 Artesia (91) Freeway Frontage  
 10 Dock High (5 with Pit Levelers) - Cross Dock Configuration  
 Fenced Yard with Drive Around Capability  
 Close Proximity to Ports of Los Angeles and Long Beach

**Lease Rate/Mo:** \$92,000  
**Lease Rate/SF:** \$1.15  
**Lease Type:** NNN / Op. Ex: \$0.22  
**Available SF:** 80,000 SF  
**Minimum SF:** 80,000 SF  
**Prop Lot Size:** 3.69 Ac / 160,736 SF  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$118,118 / 2023  
**Yard:** Fenced/Paved  
**Zoning:** MH

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 1 / 8' x 12' via ramp  
**DH Doors/Dim:** 10 / 10' x 12'  
**A: 600 V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1972  
**Whse HVAC:** No  
**Parking Spaces:** 72 / **Ratio:** 0.9:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 5,000 SF / 5  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7319-003-022

**Listing Company:** CBRE - El Segundo  
**Agents:** [Tres Reid 310-363-4948](mailto:Tres.Reid@cbre.com), [Greg Dyer 310-363-4953](mailto:Greg.Dyer@cbre.com), [Lauren Peddicord 310-633-0163](mailto:Lauren.Peddicord@cbre.com), [Caroline Reid 310-947-4219](mailto:Caroline.Reid@cbre.com)

**Listing #:** 41968546 **Listing Date:** 02/20/2025 **FTCF:** CB400N000S000

**Notes:** Sprinkler Specs: .67/6000 GPM. Lessee to verify all information

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For Lease



### Contact Us

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