

INDUSTRIAL OWNER-USER / INVESTMENT OPPORTUNITY **FOR SALE OR LEASE**

±22,000 SF Industrial Building on ±42,523 SF Lot | Compton Industrial Submarket



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## PROPERTY OVERVIEW

Lee & Associates is pleased to present 2728 N Slater Ave, a ±22,000 square foot industrial facility situated on a ±42,523 square foot lot in Compton, California.

The property has undergone extensive renovations, offering a turnkey opportunity for owner-users or investors seeking a functional, well-located industrial asset. With a newly improved office buildout, upgraded systems, and secured yard area, the property is ideally suited for a wide range of industrial uses including manufacturing, distribution, and storage.

Positioned near the 105 and 110 freeways, the property benefits from strong regional connectivity and proximity to key logistics corridors throughout Los Angeles County.

## PRICING BREAKDOWN

<b>Building Size</b>	±22,000 SF
<b>Land Size</b>	±42,523 SF
<b>Lease Rate</b>	\$1.10 / SF NNN + ~\$0.30 / SF OPEX
<b>Sale Price</b>	\$4,950,000.00 (\$225.00 / SF)

## PROPERTY HIGHLIGHTS

- ML-zoned industrial property for sale or lease
- Turnkey facility with fully permitted renovations
- Newly constructed office buildout with ADA-compliant restrooms
- New TPO roof (2021) with assignable warranty through 2041
- Brand new split-system HVAC serving office
- Power: 400A (480V) / 200A / 100A panels
- Three (3) ground-level loading doors; 16' Clear Height
- Newly paved and gated yard with ample on-site parking
- Upgraded LED lighting throughout
- Fully fire-sprinklered (ordinary hazard)
- Functional layout for multiple industrial uses
- Excellent access to 105 & 110 freeways



**VIRTUAL PROPERTY TOUR**  
Click or Scan the QR Code to View





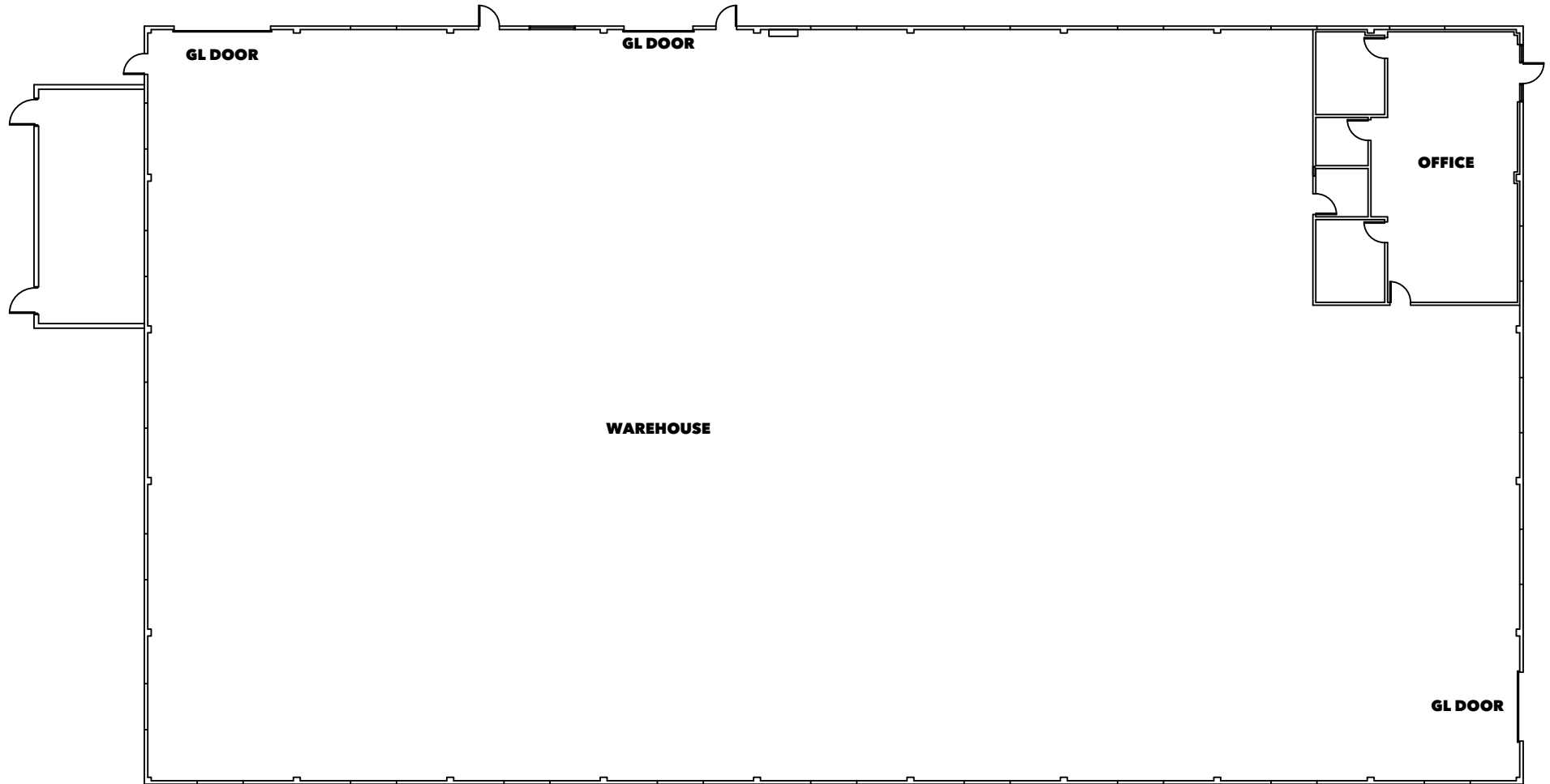






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PROPERTY **FLOOR PLAN**

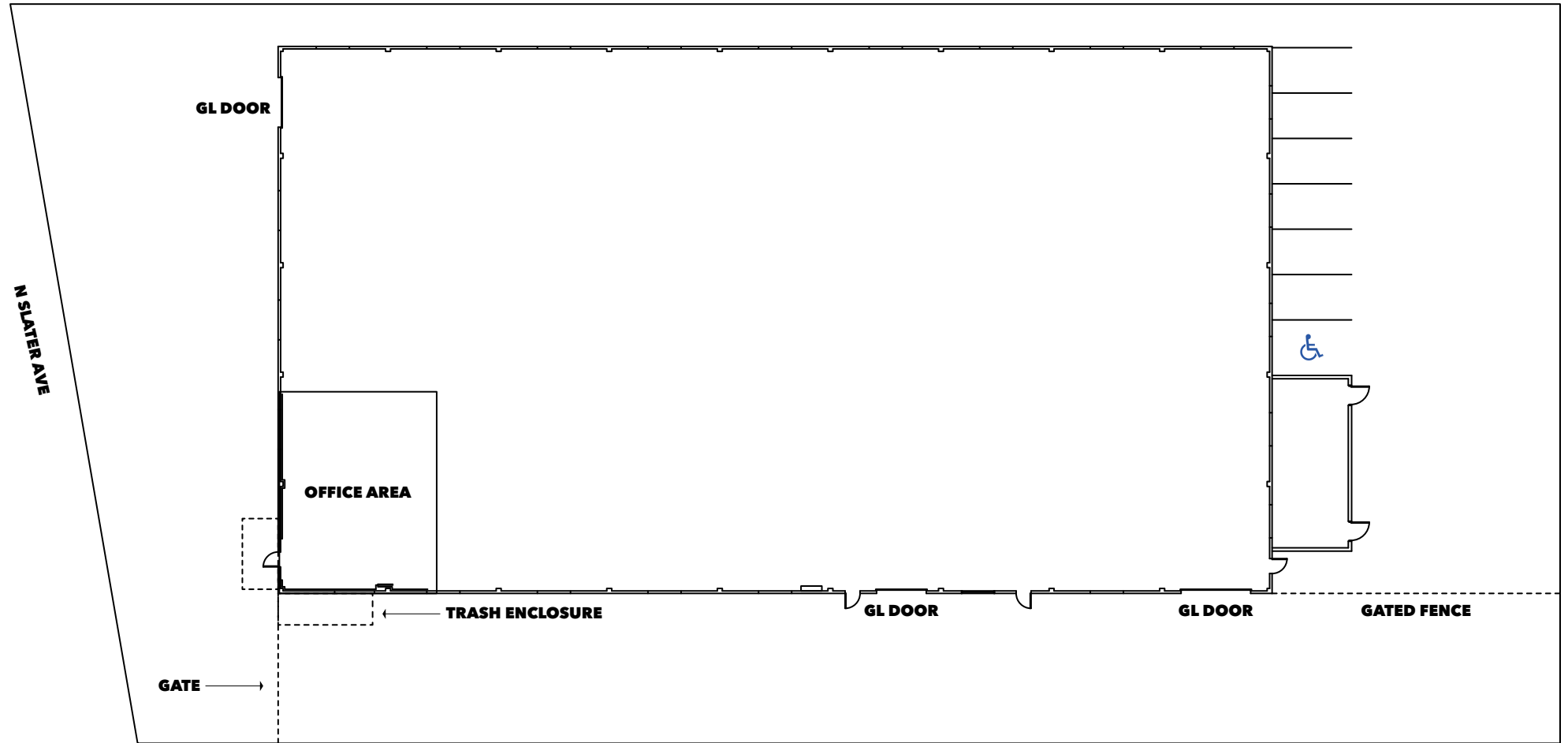


This plan and its measurements are approximate and not up to scale.

It is the responsibility of the buyer/lessor to verify the property's measurements independently.



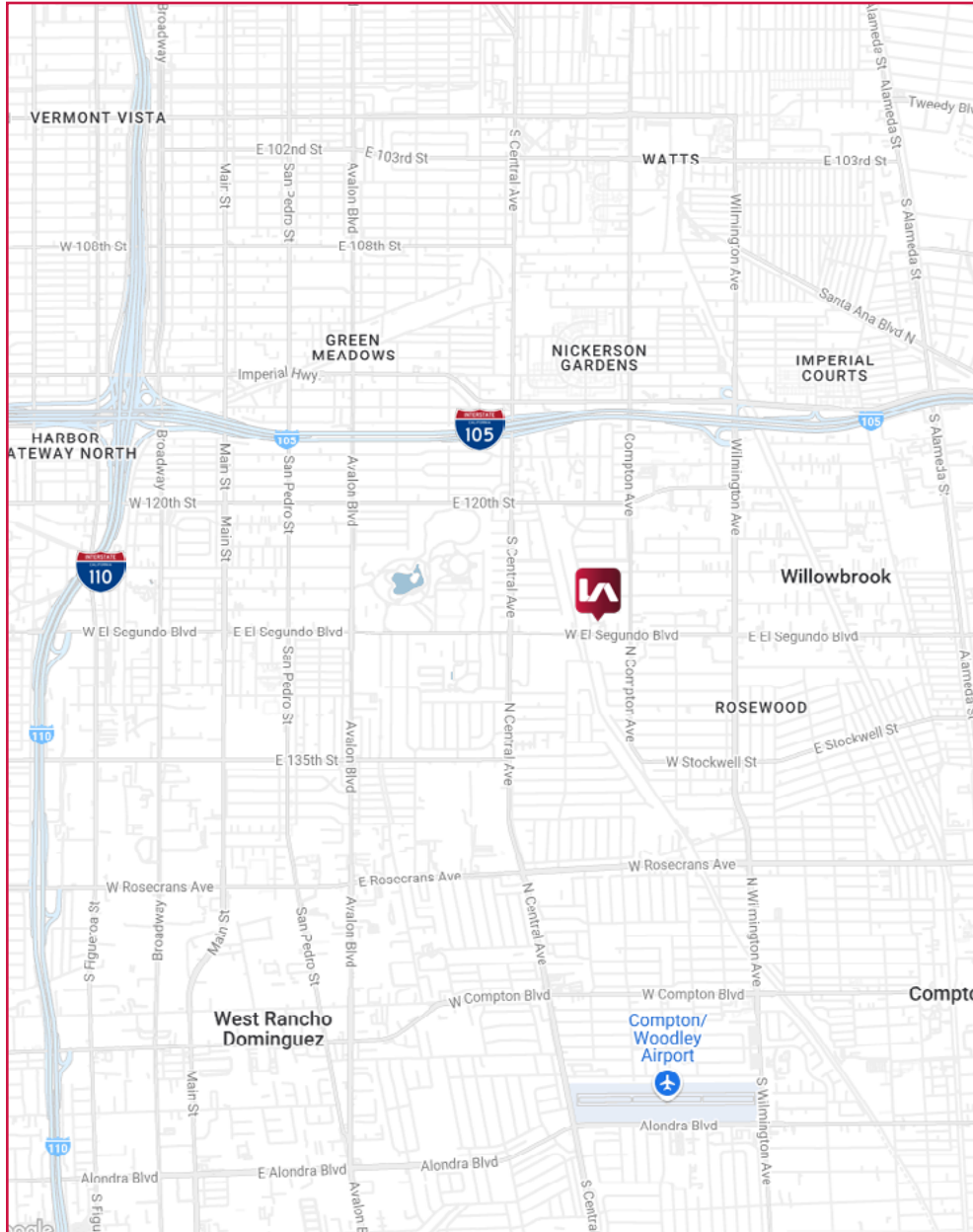
PROPERTY **SITE PLAN**



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PROPERTY **DEMOGRAPHICS**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>	
<b>Population</b>	2020 Population	34,029	352,912	929,950
	2025 Population	32,102	328,922	865,130
	2030 Population Projection	31,626	323,048	849,282
	Annual Growth 2025-2030	-0.3%	-0.4%	-0.4%
<b>Households</b>	2020 Households	9,062	88,886	252,160
	2025 Households	8,470	81,987	232,699
	2030 Household Projection	8,323	80,305	227,946
	Annual Growth 2025-2030	-0.3%	-0.4%	-0.4%
<b>Income</b>	Avg Household Income	\$88,160	\$84,614	\$87,861
	Median Household Income	\$71,200	\$66,321	\$67,646
	\$50,000 - 75,000	1,280	14,343	40,804
	\$75,000 - 100,000	1,006	10,979	29,964
	\$100,000 - 125,000	885	8,325	23,197
	\$125,000 - 150,000	976	5,937	16,572
	\$150,000 - 200,000	711	5,800	18,677
\$200,000+	484	4,880	15,652	



## ABOUT **COMPTON**

Compton is a centrally located industrial submarket within Los Angeles County, offering excellent access to the I-105 and I-110 freeways, the Ports of Los Angeles and Long Beach, and LAX. Its proximity to major logistics corridors and dense consumer populations makes it an ideal location for manufacturing, warehousing, and distribution users. With limited availability across the region, Compton continues to see strong demand from industrial users seeking functional space in a strategic location.

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