



Property Name: Dominguez Technology Center
Address: 1380 Charles Willard St, Carson, CA 90747
Cross Streets: S Central Ave/Charles Willard St

State-of-the-Art Logistic Facility
 7 Rite Height Pit Levelers
 135' Concrete Truck Yard
 Close Proximity to 91, 110, 405 and 710 Fwys

Lease Rate/Mo:	\$117,850	Sprinklered:	ESFR	Office SF / #:	2,400 SF / 2
Lease Rate/SF:	\$2.50	Clear Height:	30'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	47,140 SF	DH Doors/Dim:	12	Finished Ofc Mezz:	0 SF
Minimum SF:	47,140 SF	A: 800 V: 277 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Sublease Through 10/31/2026	Const Status/Year Blt:	Existing / 2003R03	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2023
Sale Price/SF:	NFS	Parking Spaces: 60 / Ratio:	1.3:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Carson/Compton
Zoning:	SP- 2&ML			APN#:	7319039117
Listing Company:	The Klabin Company				
Agents:	Frank Schulz 310-329-9000 , David Prior 310-329-9000 , Nicholas Buss 310-329-9000 , Todd Taugner 310-329-9000				
Listing #:	33691391	Listing Date:	01/25/2023	FTCF:	CB250N000S000/OAA
Notes:	ESFR sprinkler. Sublessee to verify all information contained herein.				

APIC, A



SITE PLAN

INDUSTRIAL FOR SUBLEASE

