

# FOR LEASE

3145 E. Maria Street, Rancho Dominguez, CA 90221

**23,886 SF Industrial Unit**

**\$ TBD/month (TBD/SF) Gross**



## FEATURES

Available Square Footage	23,886
Land Square Footage	41,382
Office Square Footage	960
Parking	47
Dimensions	86' x 277'
Loading	8 Dock-High Loading Positions 1 (10' x 10') Ground Level Door
Minimum Clearance	21'
Power	200 Amps, 277-480 Volts, 3P, 4W
Sprinkler System	Yes
Year Built	1969
Construction	Brick
Zoning	M1.5

## HIGHLIGHTS

8 Dock-high Loading Positions  
High Clearance (up to 23') Warehouse  
Unincorporated L.A. County Location  
\$0.07 psf/mo. CAM  
Possession June 1st 2022

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	18.0
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	9.0

### IMMEDIATE ACCESS TO

710 and 91 Freeways