

NEWLY RENOVATED $\pm 4,200$ SF CLEAR SPAN BUILDING FOR SALE/LEASE

1318-1322 W COMPTON BLVD COMPTON, CA 90220

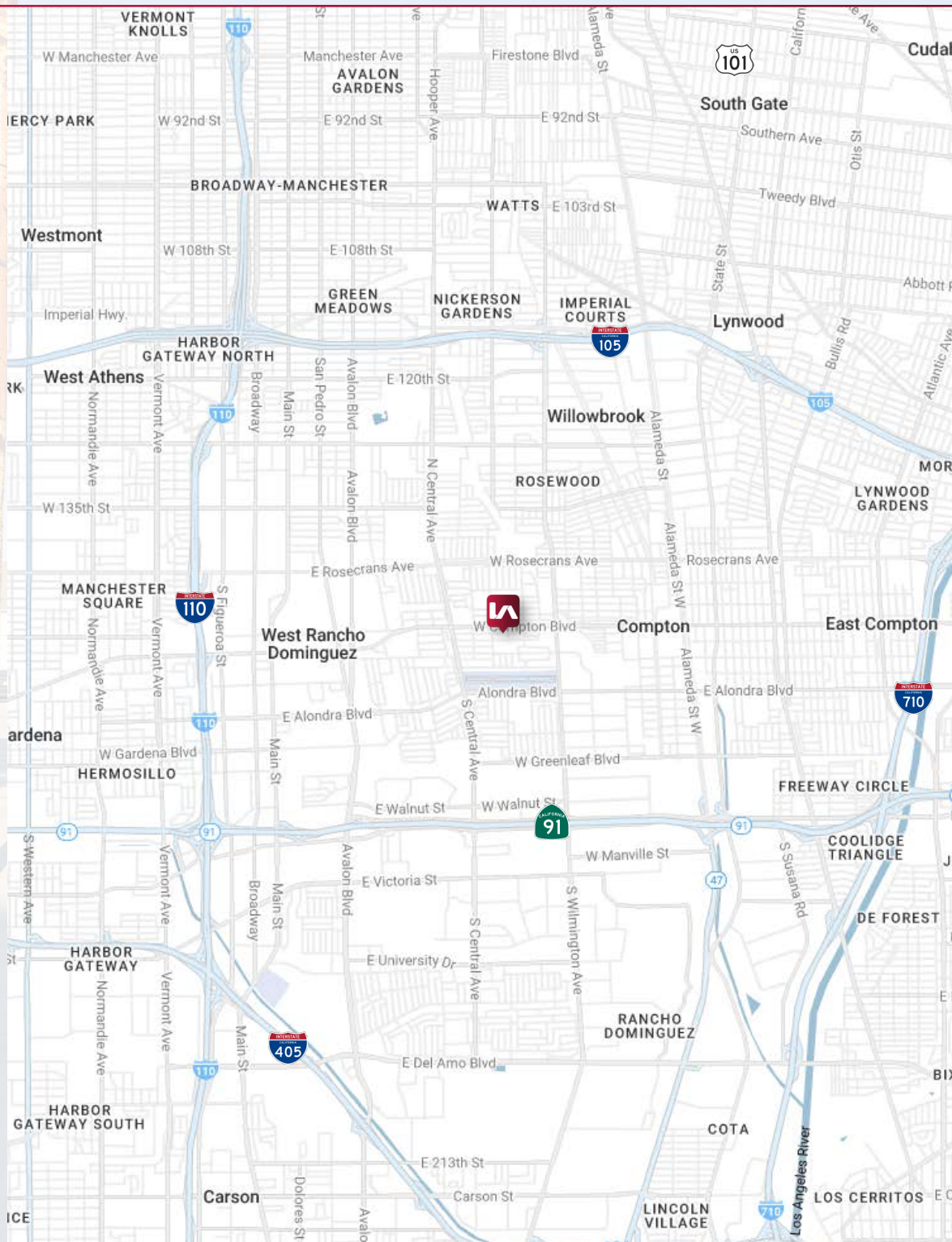
$\pm 30,663$ SF Corner Lot $\pm (0.7$ AC) | Lease: \$0.45 NNN / Mo. | Sale: \$3,800,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DETAILS

**±30,663 SF (0.7 AC)
CORNER LOT**

\$0.45 NNN
LEASE RATE /SF/MO

**±4,200 SF CLEAR
SPAN BUILDING**

\$3,800,000
SALE PRICE



Brand New Concrete Yard; Fully Lit and Gated Secured Yard



Corner Lot with 3 Separate Entrances; Newly Renovated 4,200 SF Clear Span Building



Tenant has the Flexible Option to Occupy All or a Portion of the Property



One (1) Ground Level Door



Up to Date Permitting with the City; ADA Compliant

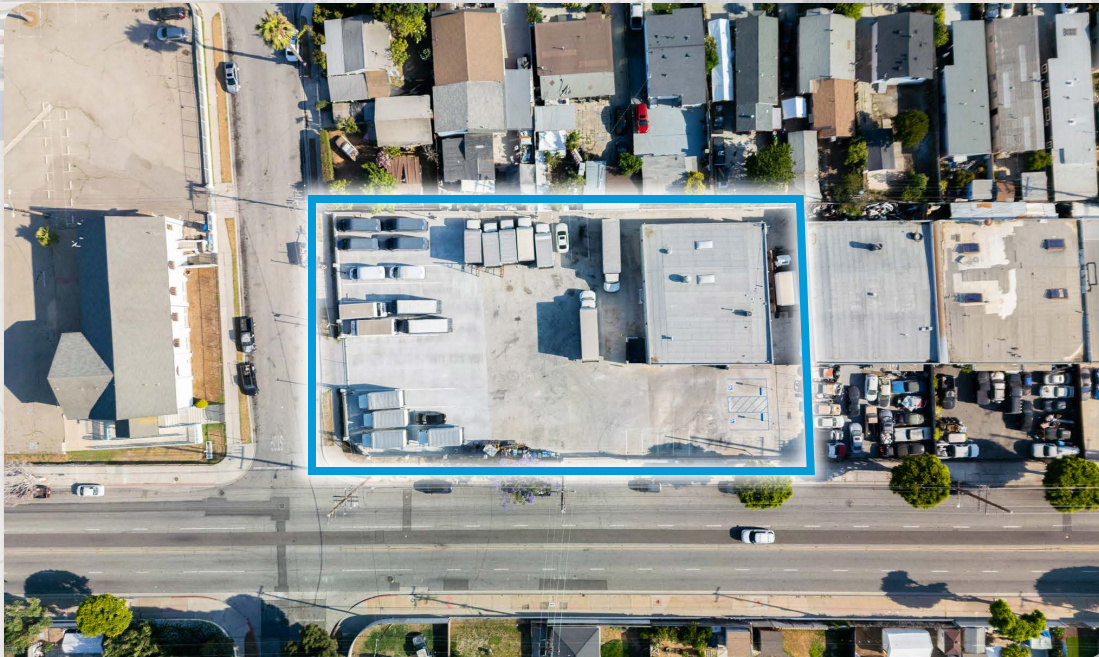


14.5' Clear Height; Zoning CL



Option to Include Two (2) Car Lifts and One (1) Heavy Truck Lift, and a Compressor, All in New Condition

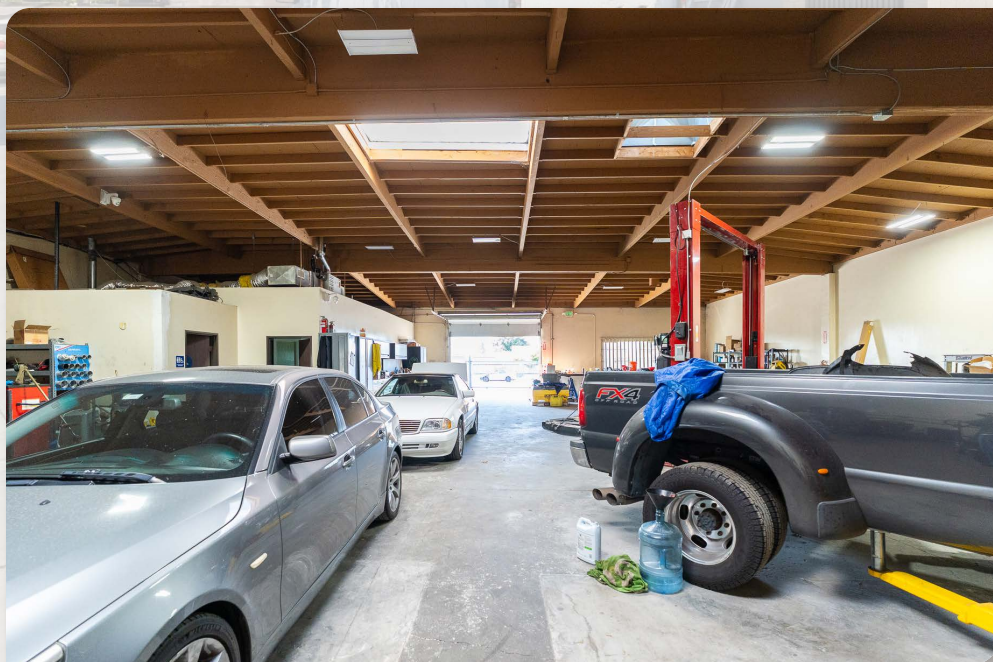
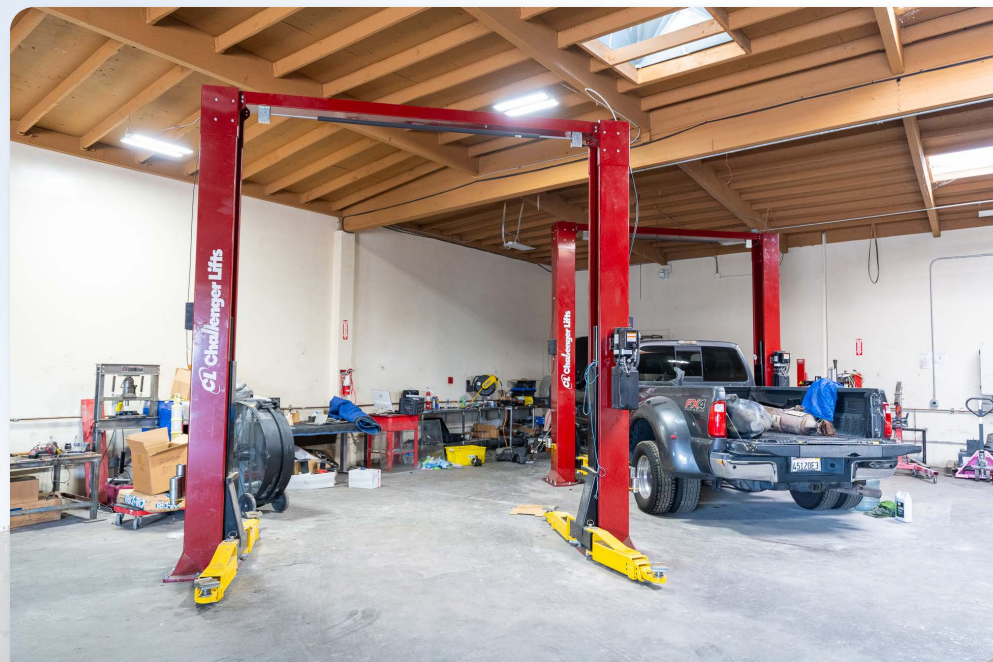
PROPERTY AERIAL AND EXTERIOR



PROPERTY EXTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS



PROPERTY INTERIOR PHOTOS



PROPERTY OFFICE PHOTOS



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