

INDUSTRIAL FOR SALE & LEASE

2410 S SEQUOIA DR

COMPTON, CA 90220

±22,500 SF Available | \$1.00/SF for the First 6 Months!



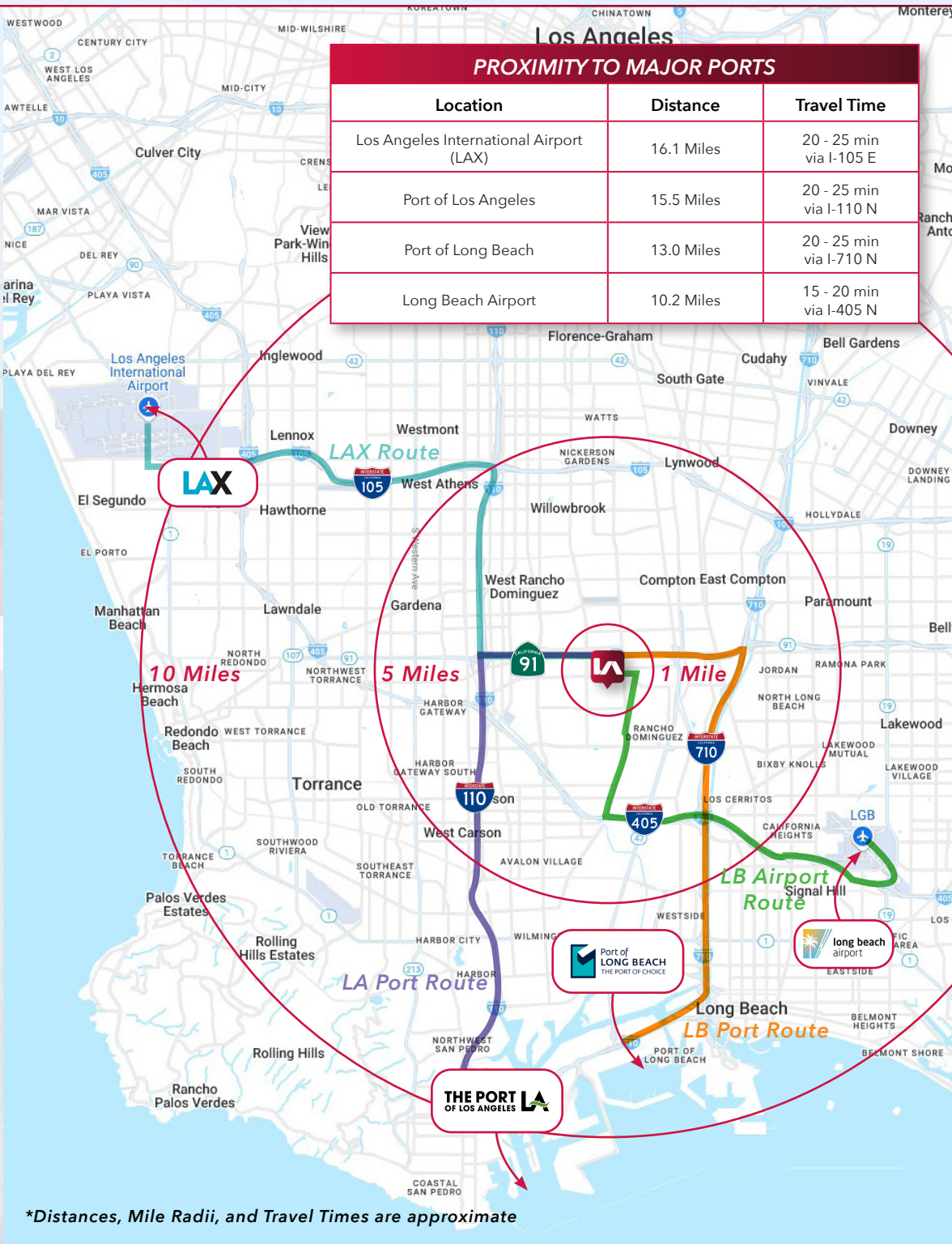
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



*Distances, Mile Radii, and Travel Times are approximate

PROPERTY DETAILS

\$1.50/SF
GROSS LEASE PRICE

\$1.00/SF
FOR THE
FIRST 6
MONTHS!

\$7,875,000
SALE PRICE (\$350/SF)



±22,500 SF Free Standing Building



3 Dock Positions with Levelers and 1 Ground Level Door



±4,672 SF Two-story Office Space



20' Clear Height, 400 Amps Power



.33 / 3,000 Sprinkler Calculation



Newly Paved Parking Lot with Gated Yard

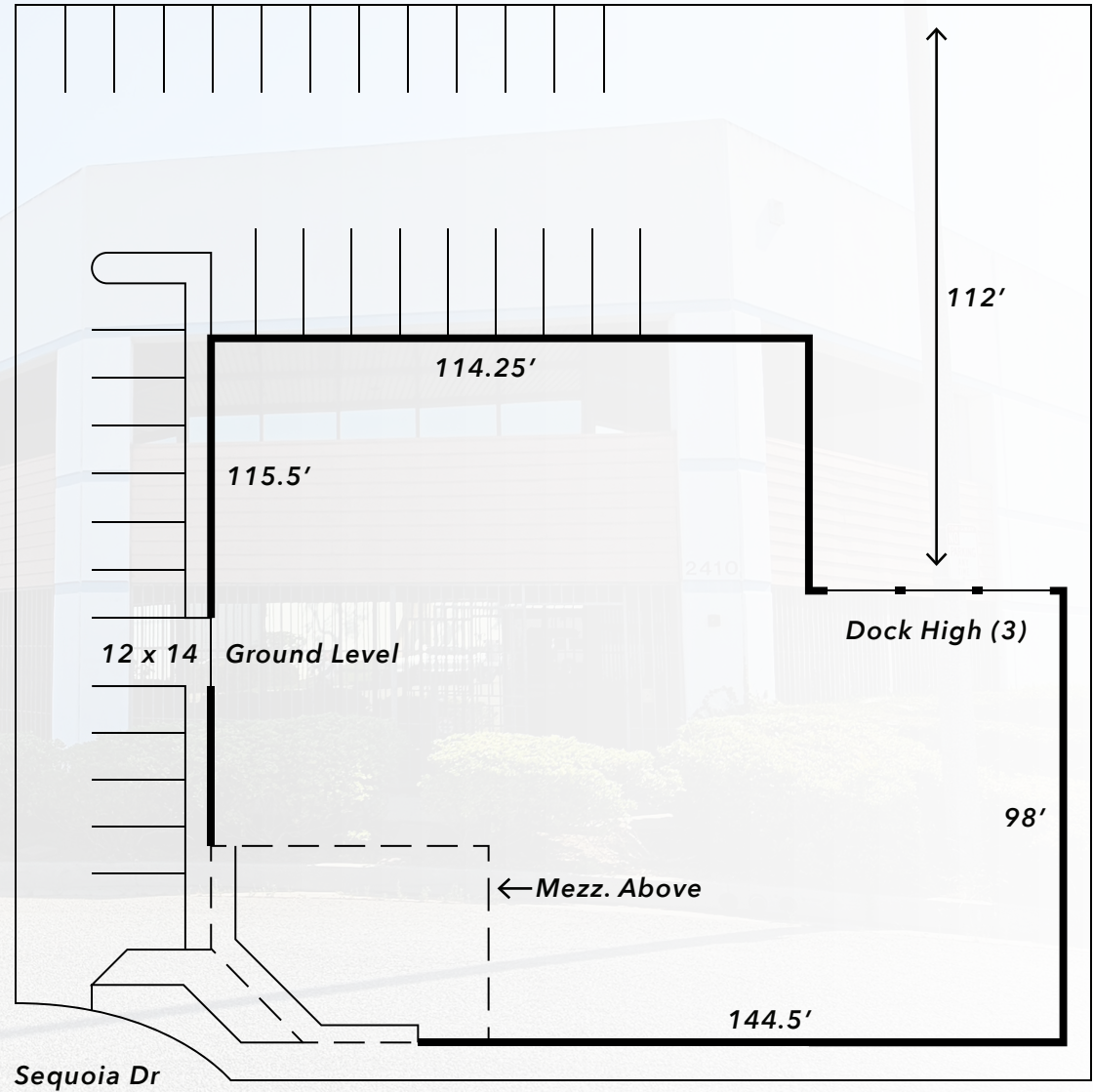


Close Proximity to 91, 105, 110, 710, and 405 Freeways

PROPERTY PHOTOS AND SITE PLAN

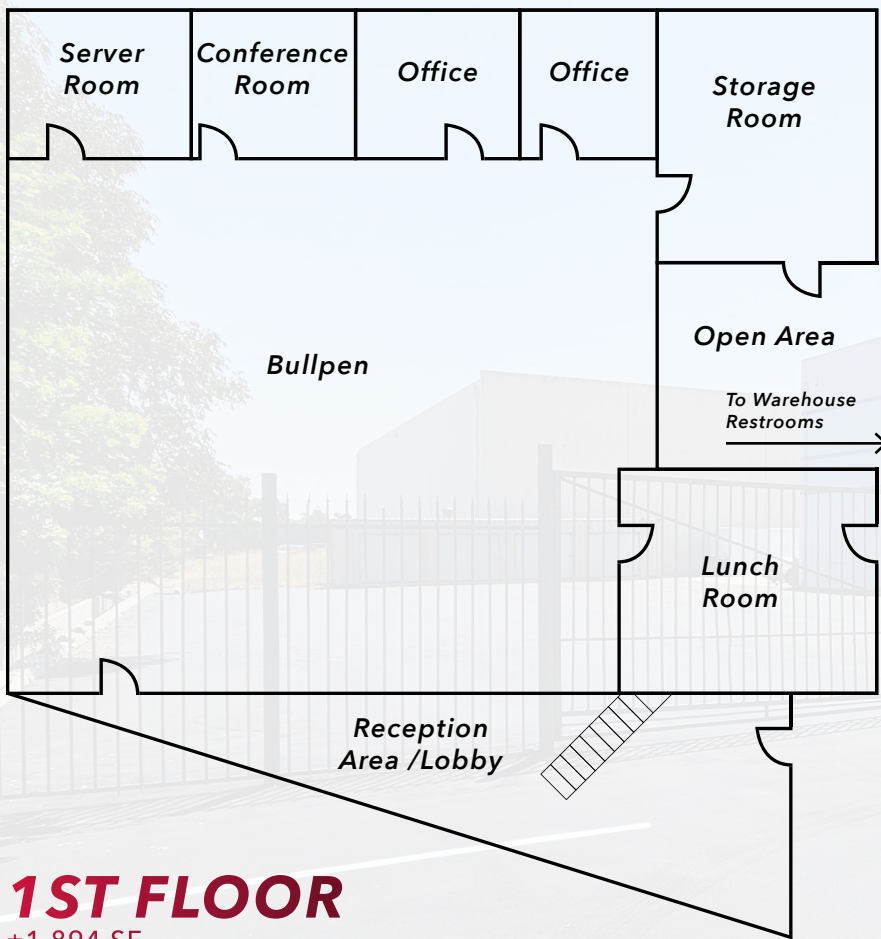


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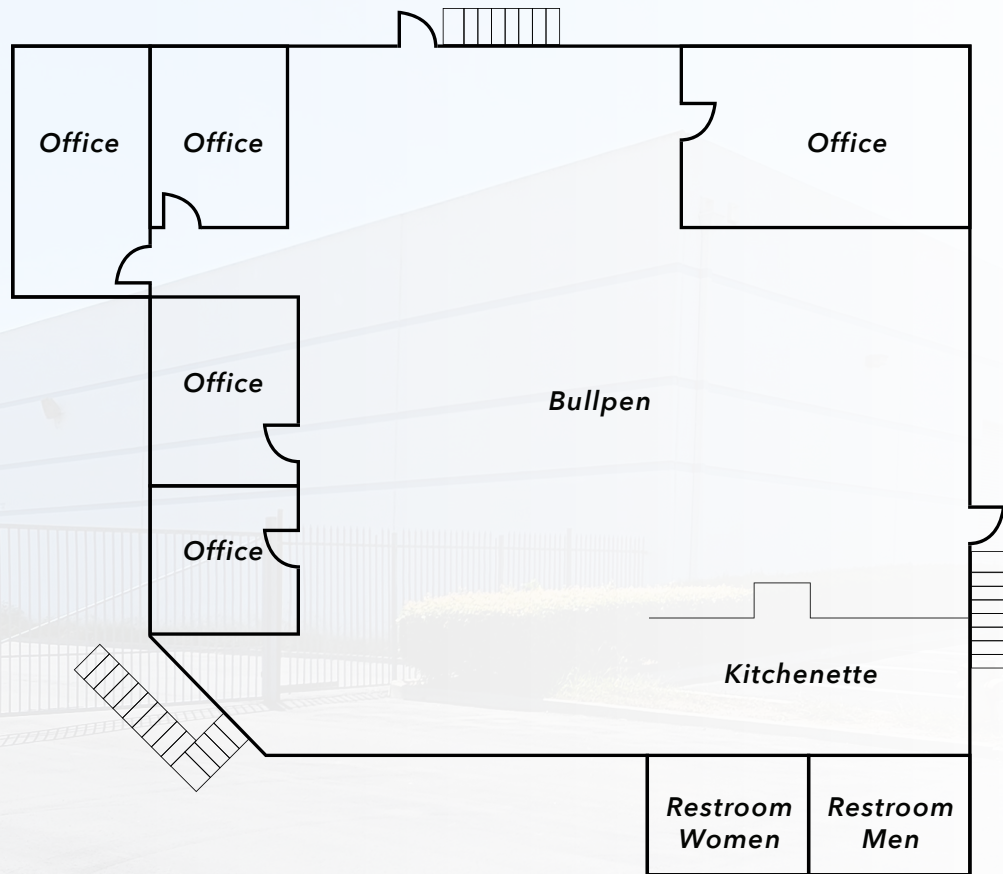
*Site Plan Not to Scale

PROPERTY OFFICE FLOOR PLAN



1ST FLOOR

±1,894 SF



2ND FLOOR

±2,778 SF

*Floor Plan Not to Scale

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