



# FOR SALE/LEASE

19335 Laurel Park Rd, Rancho Dominguez, CA 90220

Available 36,340 SF Flex/Industrial Building

\$TBD



## FEATURES

Available Square Footage	36,340
Land Square Footage	101,495 (2.33 Acres)
Office Square Footage	19,515
Finished Office Mezzanine SF	9,985
Parking	110
Loading	5 Ground Level Loading 2 Dock-High Loading
Minimum Ceiling Clearance	24'
Power	2000 Amps, 120-240V, 3P, 4W
Sprinkler System	Yes
Year Built	1986
Construction	Concrete Tilt-Up
Zoning	M-2-IP

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	16.7
Long Beach Airport	9.1
Los Angeles & Long Beach Ports (both)	10.8
Alameda Corridor	6.3

### IMMEDIATE ACCESS TO

110, 405, 91 Freeways

## HIGHLIGHTS

- Highly Improved Light Manufacturing Warehouse Building
- Layout Suitable for Sales & Service Companies
- Dock High & Grade Level Loading, 110 Car Parking Spaces
- Estimated Operating Expenses: \$0.19/SF



### ALEX GUANCHE

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165 Savarona Way, Carson, California 90746

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## Site Plan



**EXISTING SITE PLAN**  
SCALE: 1" = 20'-0"  
BLDG. FOOTPRINT: 27,477 SQ. FT.

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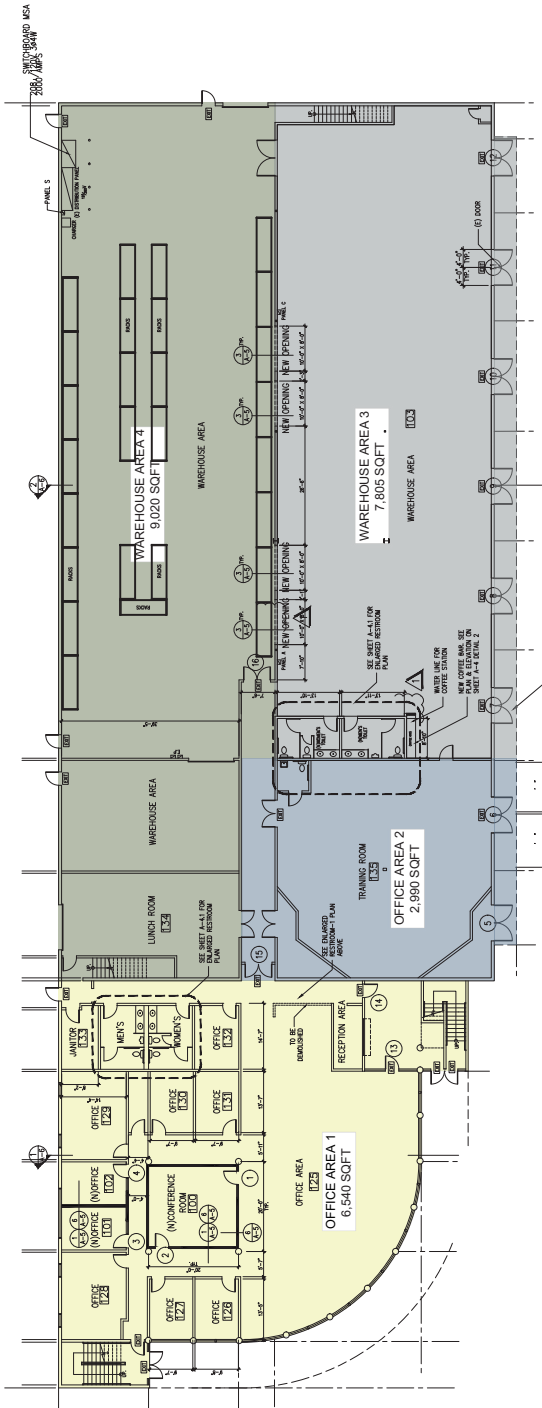
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## Floor Plan

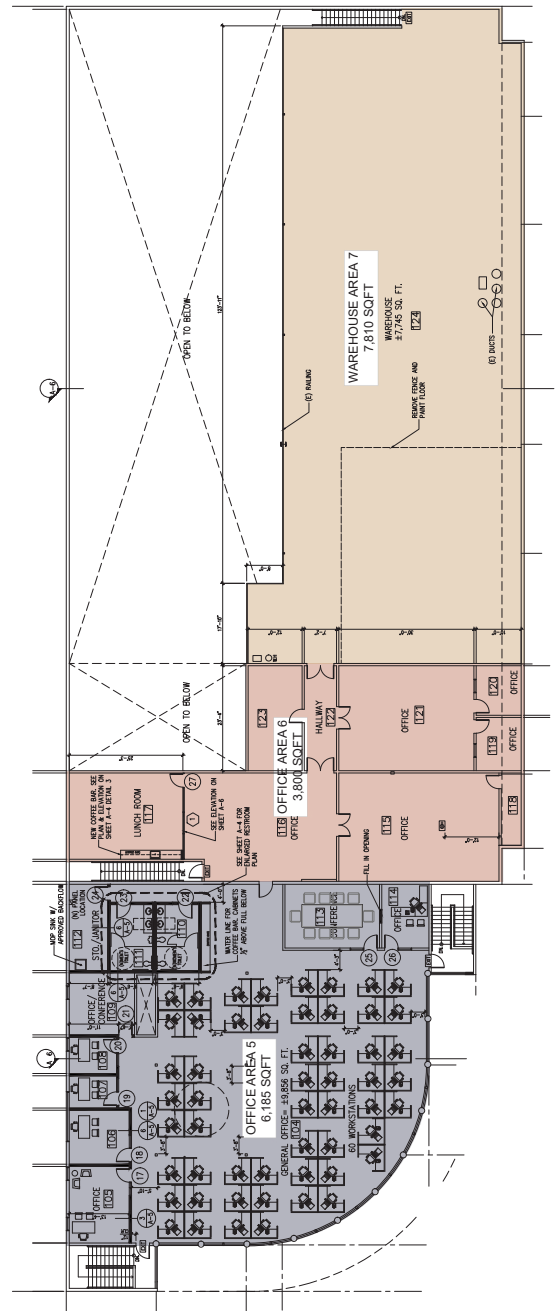
### GROUND PLAN

SCALE: 1/16" = 1'-0"



### SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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