

FOR LEASE

20310 S WILMINGTON AVE

COMPTON, CA 90220

*21,145 SF Available For Lease in the
Rancho Dominguez Industrial Submarket*

Industrial Warehouse/Distribution Bldg
Single Tenant Configuration
Signalized Intersection



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Mathews

PROPERTY HIGHLIGHTS

Longtime home to WSS (Warehouse Shoe Sale) – one of the retailer's original warehouse-showroom locations, reflecting a proven format well suited for footwear, apparel, furniture, or other retail-forward warehouse/showroom users.

1980 Concrete Tilt-Up, Fully Sprinklered.

Excellent Freeway Access: within 2 miles of 710/405/91 Freeways

±1,000 SF of office

± 7,200 SF of showroom

± 13,000 of warehouse

IDEAL FOR

- Wholesale / Distribution
- Showroom / Retail Warehouse Hybrid
- Light Manufacturing / Assembly

1

OVERSIZED GRADE
LEVEL DOOR

3

TRUCK-HIGH
DOORS



SITE PHOTOS



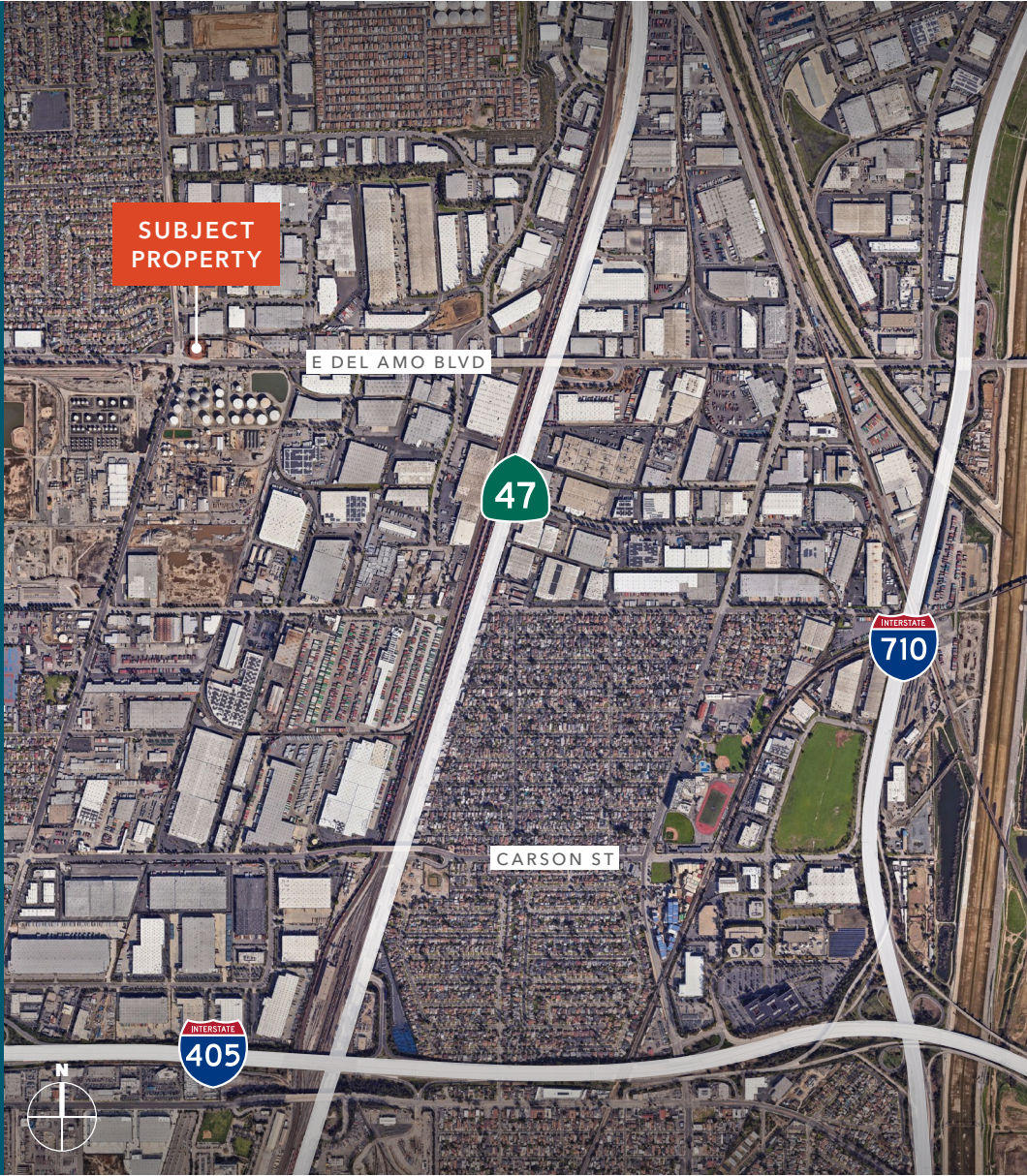
LOCATION INFORMATION

The Rancho Dominguez industrial pocket sits in the heart of the South Bay industrial submarket. The dense, infill logistics and manufacturing district immediately north of the Ports of Los Angeles and Long Beach (ZIP 90220, Carson / Compton area). This is one of the most supply-constrained and strategically located industrial hubs in Southern California, and its economy is anchored by the twin ports and a massive, intermodal freight network connecting directly to the Alameda Corridor.

As a premier destination for heavy drayage, the submarket's corporate tenant base is anchored by global logistics conglomerates. Container operations like Pacific Coast Container lease premier cross-dock acreage here, while international third-party logistics firms including CJ Logistics and Dongwon Loex occupy expansive square footage. Institutional landlords like Rexford Industrial and Prologis maintain fully leased profiles in this corridor, ensuring that last-mile e-commerce operators retain immediate, seamless access to critical trade infrastructure.

TRADE AREA SNAPSHOT

	1 Mile	3 Miles
POPULATION	9,902	151,348
MEDIAN HOUSEHOLD INCOME	\$111,331	\$90,602
DAYTIME EMPLOYEES	7,931	78,144





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