

**23,735 SF Industrial Building**

**\$52,063.68/month NNN**

**\$.48/SF NNN on Land**



## FEATURES

Available Square Footage	23,735
Land Square Footage	108,466
Office Square Footage	2,540
Parking	35
Dimensions	Verify
Loading	7 Dock-High Loading Positions
Minimum Ceiling Clearance	17'
Power	600 Amps, 120-208 Volts, 3P, 4W
Sprinkler System	None
Year Built	1970 R2019
Construction	Brick
Zoning	LCM1.5

## ACCESSIBILITY

<b>MILES TO</b>	
Los Angeles International Airport	16.0
Long Beach Airport	9.0
Los Angeles & Long Beach Ports (both)	11.5
Intermodal Container Transfer Facility	8.5
Alameda Corridor	3.5

**IMMEDIATE ACCESS TO**  
710 and 91 Freeways

## HIGHLIGHTS

**Vacant & Available Now!**

1.47 Acres of Excess Land

50+ Container Parking

Professionally owned & managed by Terreno Realty Corporation

Blended asking rate:

**\$.90/SF NNN on Building SF**

**\$.48/SF NNN on Excess Land SF**



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## SITE PLAN

2934 E. Las Hermanas Street, Rancho Dominguez



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