

Available SF

9,216 SF

Industrial For Lease

Building Size

66,210 SF

**Property Name:**

Susana Road Industrial Park

Address:

3114 E Via Mondo , Rancho Dominguez, CA 90221

Cross Streets:

S Susana Rd/E Artesia Blvd

Dock High and Ground Level Loading
 Secure Gated and Fenced Industrial Park
 Great Freeway Access to 91 & 710
 22' Clear Height with Calculated Sprinklers

Lease Rate/Mo: \$12,349
Lease Rate/SF: \$1.34
Lease Type: Net / Op. Ex: \$0.21
Available SF: 9,216 SF
Minimum SF: 9,216 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M1.5

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 1
A: 225 V: 0: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979

Whse HVAC: No
Parking Spaces: 14 / **Ratio:** 1.5:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 987 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-002-063

Listing Company: The Klabin Company**Agents:** [Scott Andersen 310-329-9000](#), [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#)**Listing #:** 45520053**Listing Date:** 08/25/2026**FTCF:** CB300N000S000/A0AA

Notes: Total NNN expenses of \$.21/SF (CAM=\$.11 SF, Taxes=\$.06 SF, Insurance=\$.04 SF). Sprinkler calculation: .33/3000. To be fully refurbished. Lessee to verify all information contained herein.

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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

