

2970 E. MARIA ST.
RANCHO DOMINGUEZ, CA
UNINCORPORATED LOS ANGELES COUNTY

AVAILABLE FOR SALE
50,440 SF

100% LEASED
NNN SINGLE TENANT

Bob Grewal
P: (760) 583 - 9728
E: bob@seapointadvisors.com
CA DRE:01858270

SEAPOINT
BUSINESS ADVISORS
DRE#01896543

Information contained herein is deemed reliable but we have not audited or confirmed any information and make no representation, expressed or implied as to its accuracy or completeness. All information is subject to changes or withdrawals.



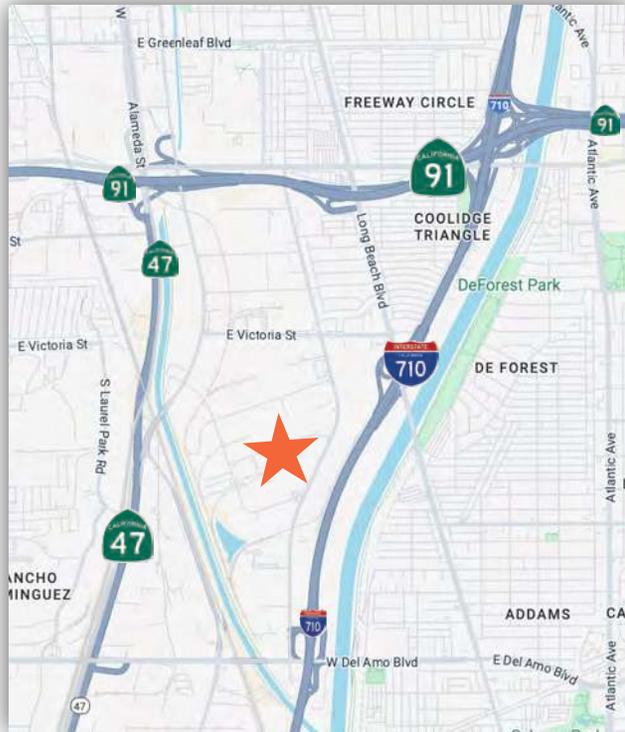




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CEILING HEIGHT	22'-25'
OFFICE SF (estimated):	3,300 SF (7%)
WAREHOUSE SF (estimated)	47,140 SF (93%)
CLASS	B
POWER	1000 AMPS / 480 V
GRADE LEVEL DOORS	3
DOCK HIGH DOORS	2

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Price \$ 11,000,000

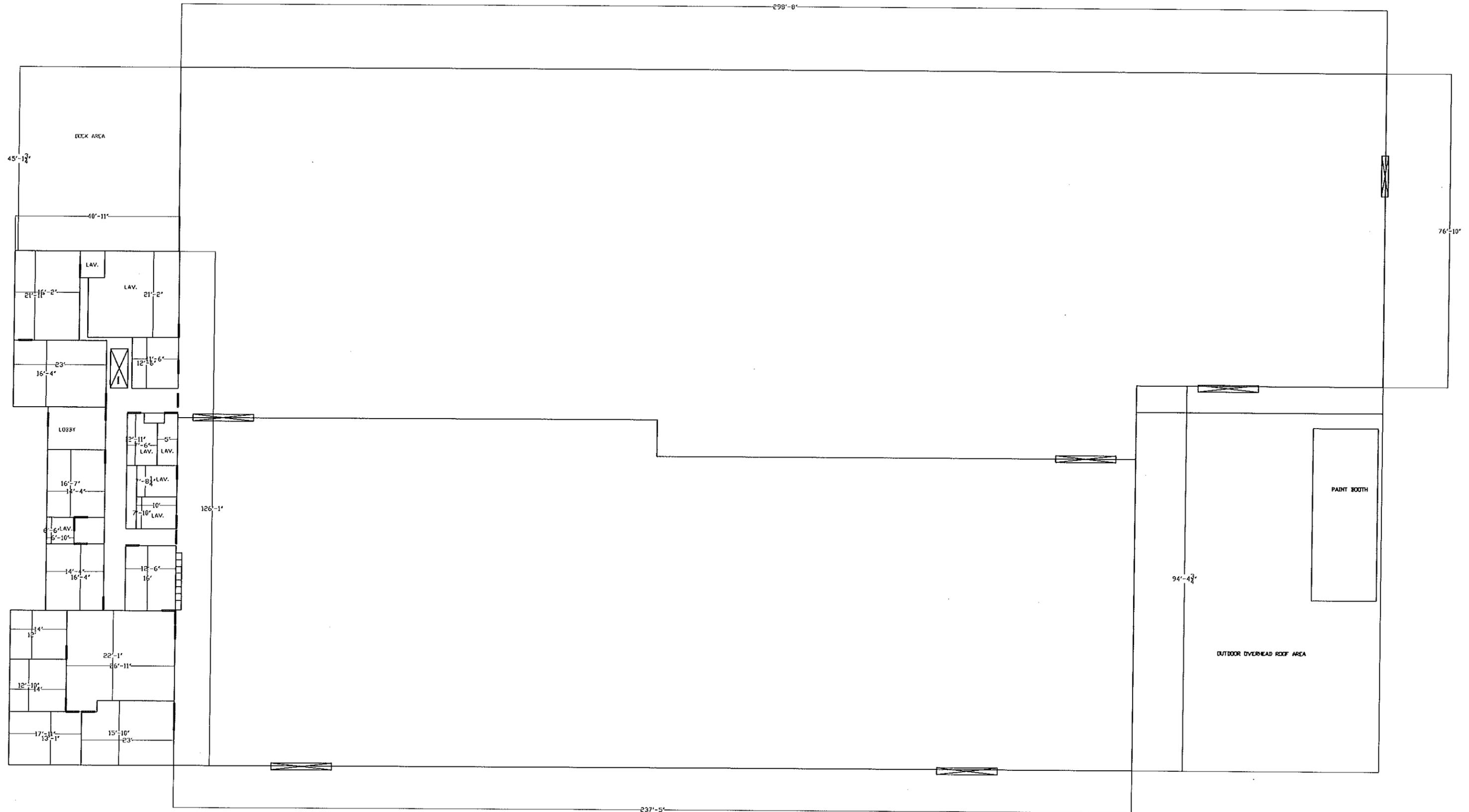
YEAR	TENANT	BUILDING SF	LEASE START	LEASE END	ANNUAL RENT	CAP RATE	LEASE TYPE	ANNUAL INCREASE	NOTES
1	ERC COMPANY	100%	8/1/24	7/31/29	\$ 734,400	6.68%	NNN		
2	ERC COMPANY	100%	8/1/24	7/31/29	\$ 756,432	6.88%	NNN	3%	
3	ERC COMPANY	100%	8/1/24	7/31/29	\$ 779,125	7.08%	NNN	3%	Either Tenant or Landlord have an option to terminate lease with 6 months advance notice after August 1, 2026.
4	ERC COMPANY	100%	8/1/24	7/31/29	\$ 802,499	7.30%	NNN	3%	
5	ERC COMPANY	100%	8/1/24	7/31/29	\$ 826,574	7.51%	NNN	3%	

Long term occupancy: Tenant has fully occupied the building for over 20 years.

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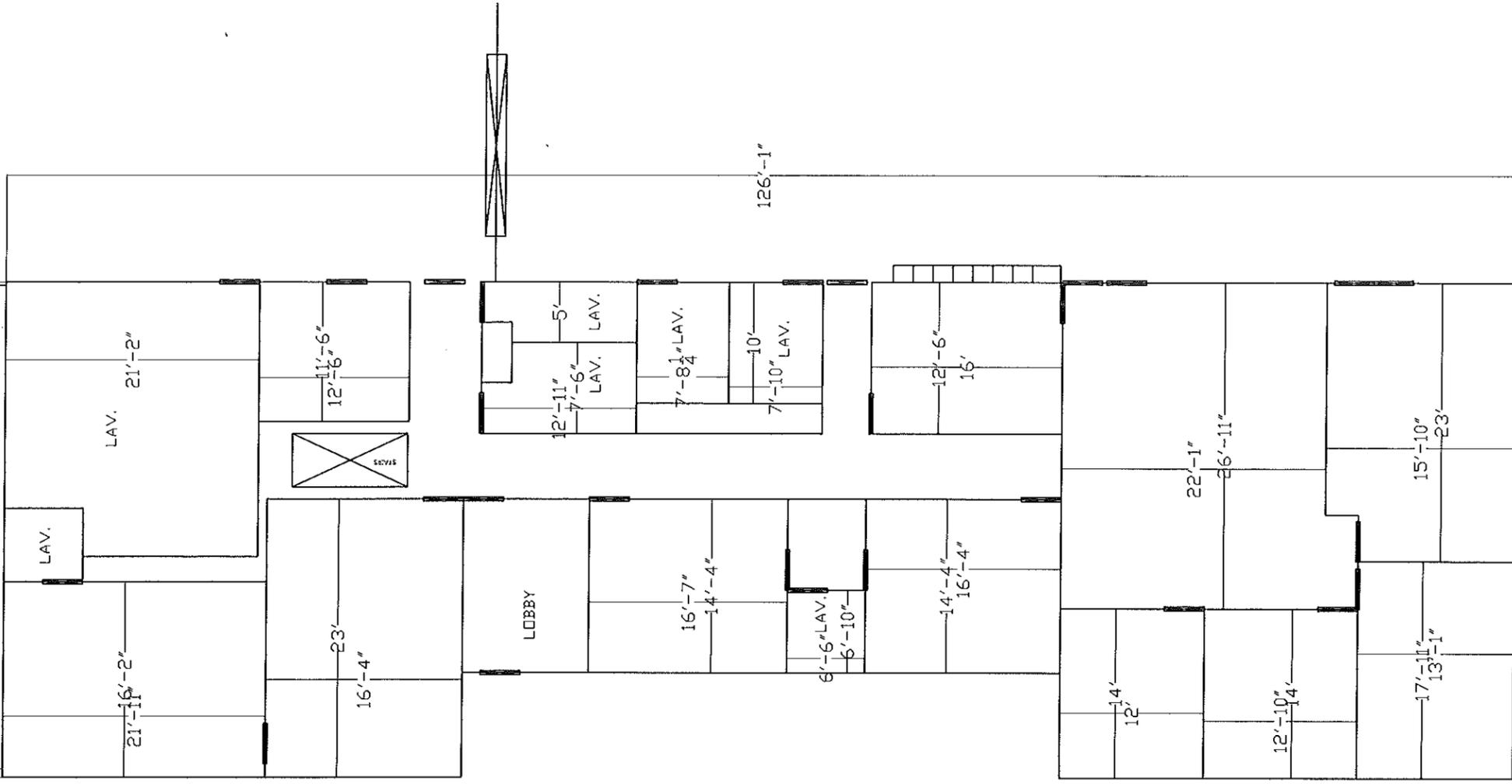


MARIA STREET

DOCK AREA

45'-13 1/4"

40'-11"



126'-1"

LAV. 21'-2"

12'-11'-6"

23'

16'-4"

LOBBY

16'-7"

14'-4"

6'-6" LAV.

6'-10"

14'-4"

16'-4"

12'-6"

15'

22'-1"

26'-11"

14'

12'

12'-10"

14'

17'-11"

13'-1"

15'-10"

23'

