

Available SF 72,063 SF Industrial For Sublease Building Size 171,186 SF

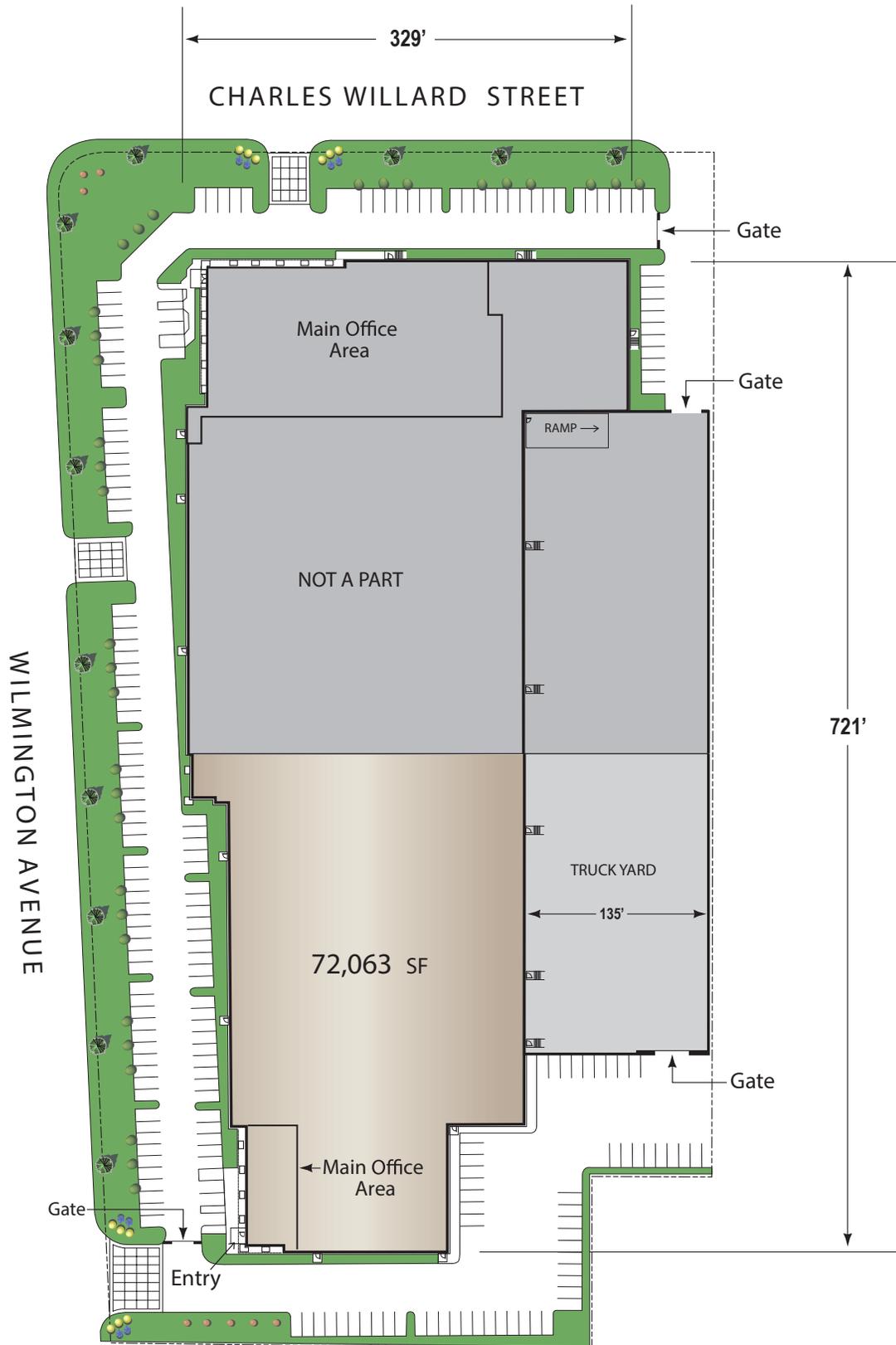


**Property Name:** Dominguez Technology Center  
**Address:** 18560 S Wilmington Ave, Rancho Dominguez, CA 90220  
**Cross Streets:** S Wilmington Ave/W Victoria St

Sublease Through June 30, 2026 - Longer Term Available  
 ESFR / 30' Minimum Clearance  
 High Pile Storage Racking in Place  
 14 Container Positions in Concrete, Fenced Yard

<b>Lease Rate/Mo:</b> \$86,476	<b>Sprinklered:</b> ESFR	<b>Office SF / #:</b> 4,063 SF / 7
<b>Lease Rate/SF:</b> \$1.20	<b>Clear Height:</b> 30'	<b>Restrooms:</b> 2
<b>Lease Type:</b> Net / Op. Ex: \$0.18	<b>GL Doors/Dim:</b> 1	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 72,063 SF	<b>DH Doors/Dim:</b> 12	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 72,063 SF	<b>A: 400 V: 277/480 O: 3 W:</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b>	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> 06/30/2026	<b>Const Status/Year Blt:</b> Existing / 1999	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 12/01/2025
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 82 / <b>Ratio:</b> 1.1:1/	<b>Vacant:</b> No
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced/Paved	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> Carson/Compton
<b>Zoning:</b> M-2-IP		<b>APN#:</b> 7318-009-119
<b>Listing #:</b> 43222255	<b>Listing Date:</b> 08/22/2025	

# SITE PLAN



**OFFICE PLAN 4,063 SF**

