



**Property Name:** Dominguez Technology Center  
**Address:** 18821 Broadwick St, Rancho Dominguez, CA 90220  
**Cross Streets:** Broadwick St/University Dr

High Image Corporate Headquarters  
 6,668 SF Office  
 Dock High Loading  
 Private Fenced Yard

**Lease Rate/Mo:** \$37,739  
**Lease Rate/SF:** \$1.50  
**Lease Type:** Net / Op. Ex. \$0.26  
**Available SF:** 25,159 SF  
**Minimum SF:** 25,159 SF  
**Prop Lot Size:** 2.89 Ac / 125,844 SF  
**Term:** 5-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$34,400 / 2025  
**Yard:** Fenced / Paved  
**Zoning:** M-2-IP

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 2 / 24'x12' via well  
**A: 800 V: 277/480 0: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1997  
**Whse HVAC:** No  
**Parking Spaces:** 52 / **Ratio:** 2.1:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 6,668 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 3,480 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7318-009-032

**Listing Company:** The Klabin Company

**Agents:** [David Prior 310-329-9000](mailto:David.Prior@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com), [Nicholas Buss 310-329-9000](mailto:Nicholas.Buss@klabin.com)

**Listing #:** 43448662

**Listing Date:** 09/26/2025

**FTCF:** CB250N000S000/A0AA

**Notes:** Sprinkler calculation: .30/3000. Possession subject to lease termination of existing tenant in building. Lessee to verify all information contained herein.



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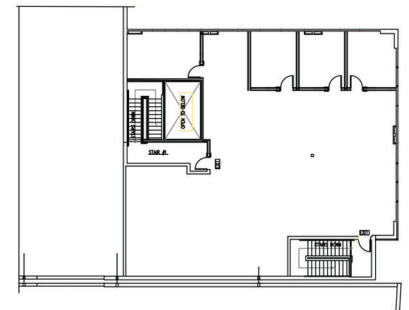
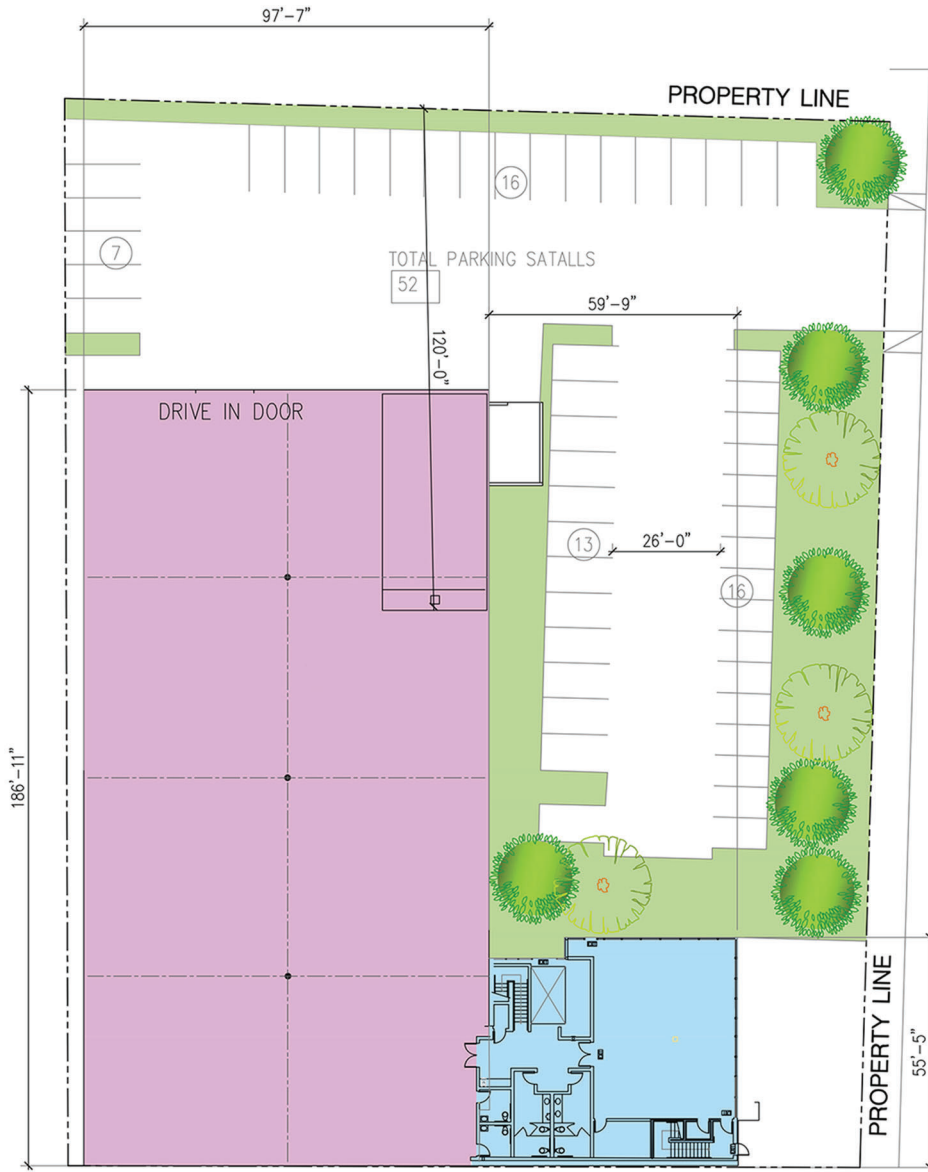
**310.329.9000**





# SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



MEZZANINE FLOOR PLAN