

FOR

LEASE



## RANCHO TECH CENTER NWC of Victoria Street & Wilmington Avenue

### Project Features:

- Freeway accessible major street corner, at 100% location, 1/4 mile south of the #91 freeway, accessible by seven freeways #91, #405, #110, #105, #710, #605, & #5.
- 3,073 s.f. flex space, showroom wholesale and warehouse-light industrial in various combinations
- Opposite seven million square foot Foreign Trade Zone - Dominguez Tech Center, world class corporate neighbors: Federal Express, Northrop-TRW, Magnadyne, Spectrum Lab, Samsung, Kawaii, U.S. Dept. of Def., NEC, Dresser Rand, Multiquip, Bowne, LA Times, Dermalogica, Mid-America Overseas, Cancervax, etc.
- Centrally located between the Ports of Los Angeles and LAX

### Traffic Count:

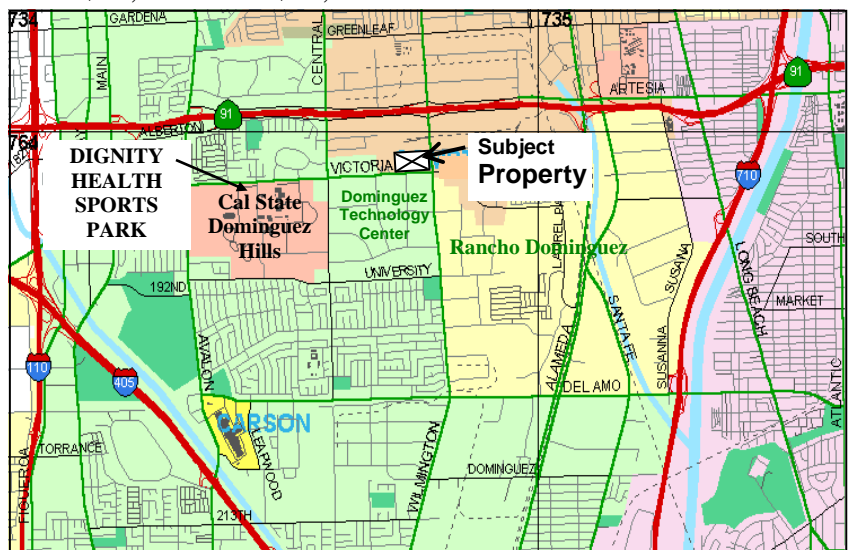
Victoria & Wilmington: est. 50,000 cars per day when Dominguez Tech Center is fully built out.

### Demographics:

	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Population:	93,281	270,994
Average HH Income	\$76,887	\$75,588

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PLEASE CLICK BELOW TO VIEW  
GOOGLE MAP  
[855 W Victoria St](#)  
RESTAURANT



# RANCHO TECH CENTER

The Rancho Tech Center is located in the South Bay area of Los Angeles County at the northwest corner of West Victoria Street & S. Wilmington Ave. in Rancho Dominguez-Carson-Compton, Los Angeles County. This mixed-use business park is situated one quarter mile south of the Artesia Freeway (#91) at the Wilmington exit. The property offers 311 feet of frontage on Wilmington and 575 feet of frontage on Victoria, the two major five lane arteries in Rancho Dominguez.

The Rancho Dominguez area offers superior freeway accessibility via #91, #405, #110, #710, #105, #5 and #605 and minimal commuting times to LAX, Ports of Los Angeles and many areas of Los Angeles.

The Rancho Tech Center offers light industrial, flex and, at the street front, an international food court, occupational medicine and various staffing agencies.

The Rancho Tech Center presents a unique opportunity to provide distribution, assembly, showroom warehouse or essential services of front or backroom office, flex, laboratory at substantially less than the cost of LAX, Torrance, Westside LA or Irvine locations. Each flex space offers a mix of office, showrooms, bathrooms, warehouse, storage with overhead doors in the rear and 16' clearance inside the warehouse portion.

The major economic spheres of influence in the area are the Dominguez Technology Center, a Foreign Trade Zone, the Ports of Los Angeles and Long Beach and LA International Airport. The Ports of Los Angeles and Long Beach are the largest Ports in the U.S. and the third largest in the world. This economic powerhouse, the gateway from and to the Pacific Basin, is located seven miles to the south of Rancho Tech Center and generates about \$250 billion dollars in annual economic trade for our region.

**RANCHO TECH CENTER**  
**CORPORATE AND PUBLIC NEIGHBORS**

ATE GROUP  
ATHEANN  
BENNET DISTRIBUTION SERVICES  
BE ENGINEERING  
BIOCELL  
**BOWNE**  
CAL STATE-- DOMINGUEZ HILLS  
CAMFUL FARR  
**CANCERVAX**  
CAPLUGS  
COLOSSEUM  
CON WAY AIR EXPRESS  
CONTACT OFFICE SOLUTIONS  
COSMI  
DERMALOGICA – INTERNATIONAL  
DRESSER RAND  
E.V. ROBERTS  
EMERALD AIR EXPRESS  
**FEDERAL EXPRESS GROUND**  
FNS INC.  
**GALAXY SOCCER-HOME FIELD**  
**GENERAL MILLS**  
HANKYU CARGO  
**HITACHI TRANSPORT SYSTEMS**  
**HUFFY CORPORATION**  
HURCO  
KAWAI  
KINTETSU  
KOMOR  
LACLEDE INC. RESEARCH

**STUB HUB/OLYMPIC STADIUM**  
**LAUFEN**  
**MAGNADYNE**  
MCJUNKIN CORP.  
**MID AMERICA OVER SEAS**  
MITSUI SOKO (USA) INC  
**MONOGRAM SYSTEMS**  
**MULTIQUIP**  
NATIONAL FULFILLMENT INC.  
**NEC**  
NNR USA LOGISTICS  
NORCO  
**NORTHROP GRUMANN-TRW**  
OWENS  
PENTIUS AUTO PORTS  
**PITNEY BOWES**  
**RALPH'S DISTRIBUTION CENTER**  
RYDER  
**SAMSUNG**  
SANTA MONICA SEA FOOD  
SODEXHO  
**SPECTRUM**  
STORK  
TRIDUS INTERNATIONAL  
TURBO AIR  
TWO CHEFS ON A ROLL  
WEBER PRINTING  
YAMOTO TRANSPORT (USA) INC.

