

FOR LEASE
205,435 SF ON ± 9.31 ACRES

**6 MILES TO THE PORT OF
LOS ANGELES & LONG BEACH**



PREMIER WAREHOUSE DISTRIBUTION FACILITY



CROWN ASSOCIATES REALTY, INC.
Real Property Investments



KLABIN

20100 ALAMEDA STREET
RANCHO DOMINGUEZ, CA

PROPERTY OVERVIEW

20100 ALAMEDA STREET, RANCHO DOMINGUEZ



PROPERTY HIGHLIGHTS

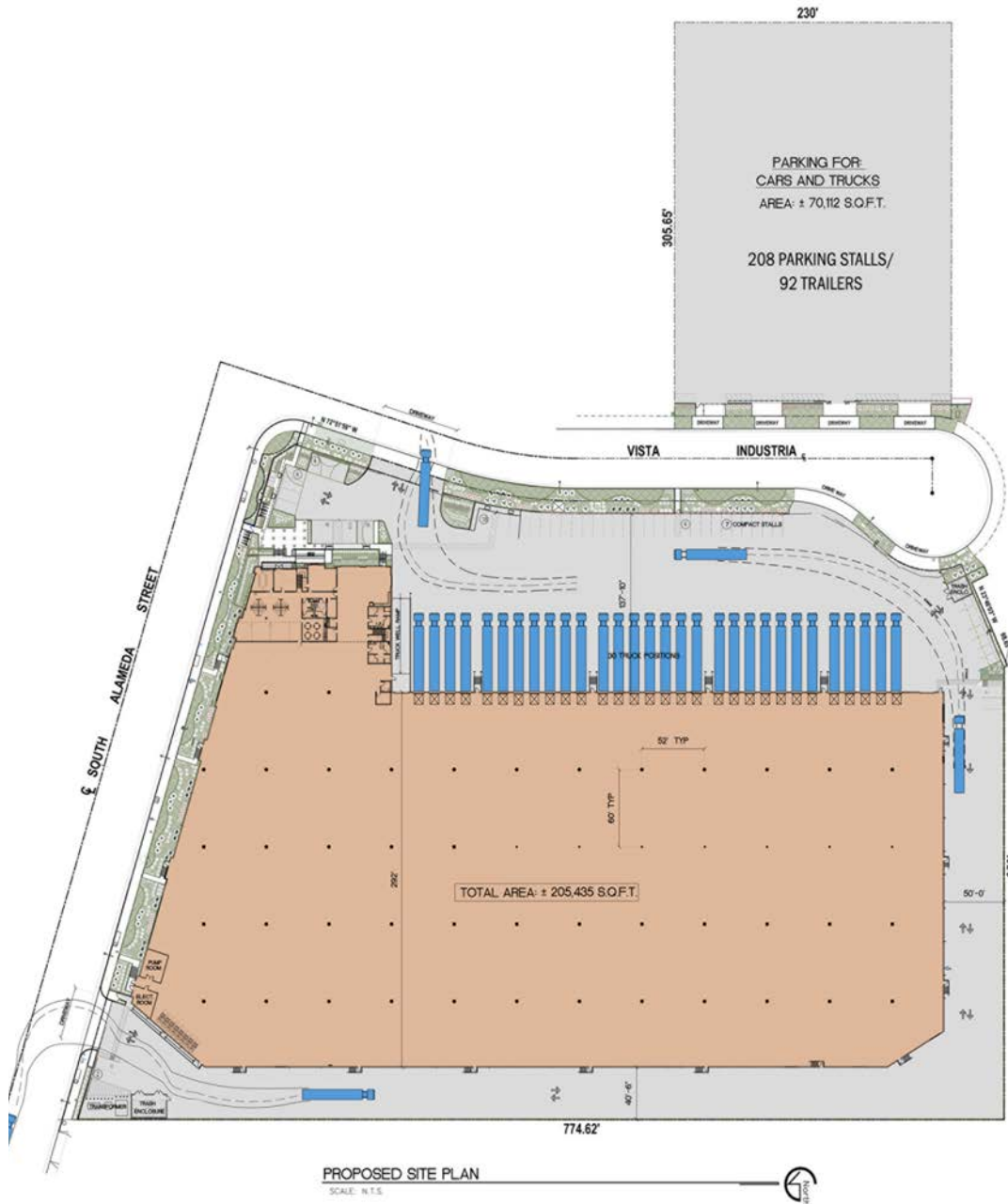
- NEW FREESTANDING BUILDING
- ESFR SPRINKLER SYSTEM
- 36' MINIMUM CEILING HEIGHT
- 3000 AMPS, 277/480 POWER
- DRIVE AROUND ACCESS W/ MULTIPLE POINTS OF INGRESS/EGRESS
- 40,000 LBS LEVELERS AT EVERY POSITION
- SECURE GATED FENCED YARD

ADJACENT 1.6 ACRE YARD OFFERS

- AMPLE CONTAINER/TRAILER STORAGE (72+ STALLS) TO ACCOMMODATE PEAK SEASON STORAGE DEMAND
- ABUNDANT CAR PARKING (212 SPACES)
- OR ANY COMBINATION THEREOF

SITE PLAN

20100 ALAMEDA STREET, RANCHO DOMINGUEZ



FLOOR PLAN

WAREHOUSE

195,180 SQUARE FEET

OFFICE

10,255 SQUARE FEET

ADJACENT YARD

1.6 ACRES

DOCK HIGH

30 POSITIONS

GROUND LEVEL

2 DOORS

BUILDING

205,435 SQUARE FEET

LAND

405,491 SQUARE FEET

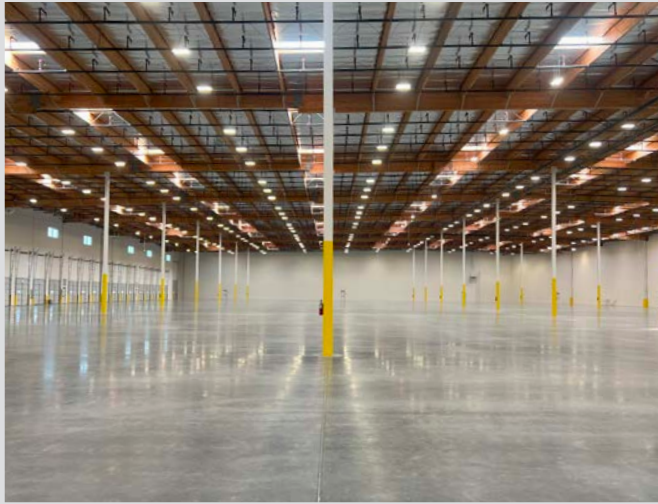
BUILDING EXTERIOR

(NEW CONSTRUCTION - Completed January 2024)



BUILDING INTERIOR

(NEW CONSTRUCTION - Completed January 2024)



AERIAL

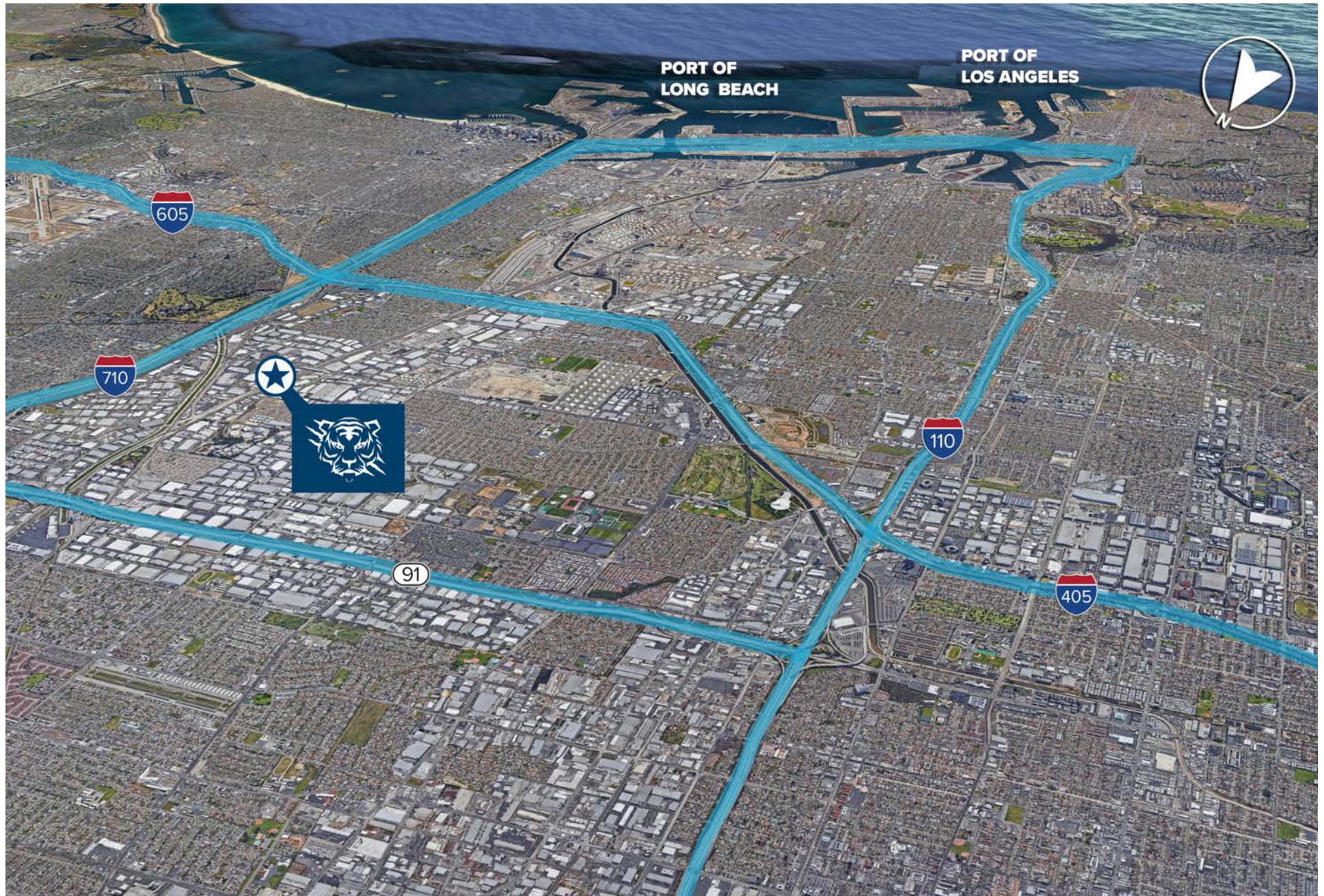
20100 ALAMEDA STREET, RANCHO DOMINGUEZ

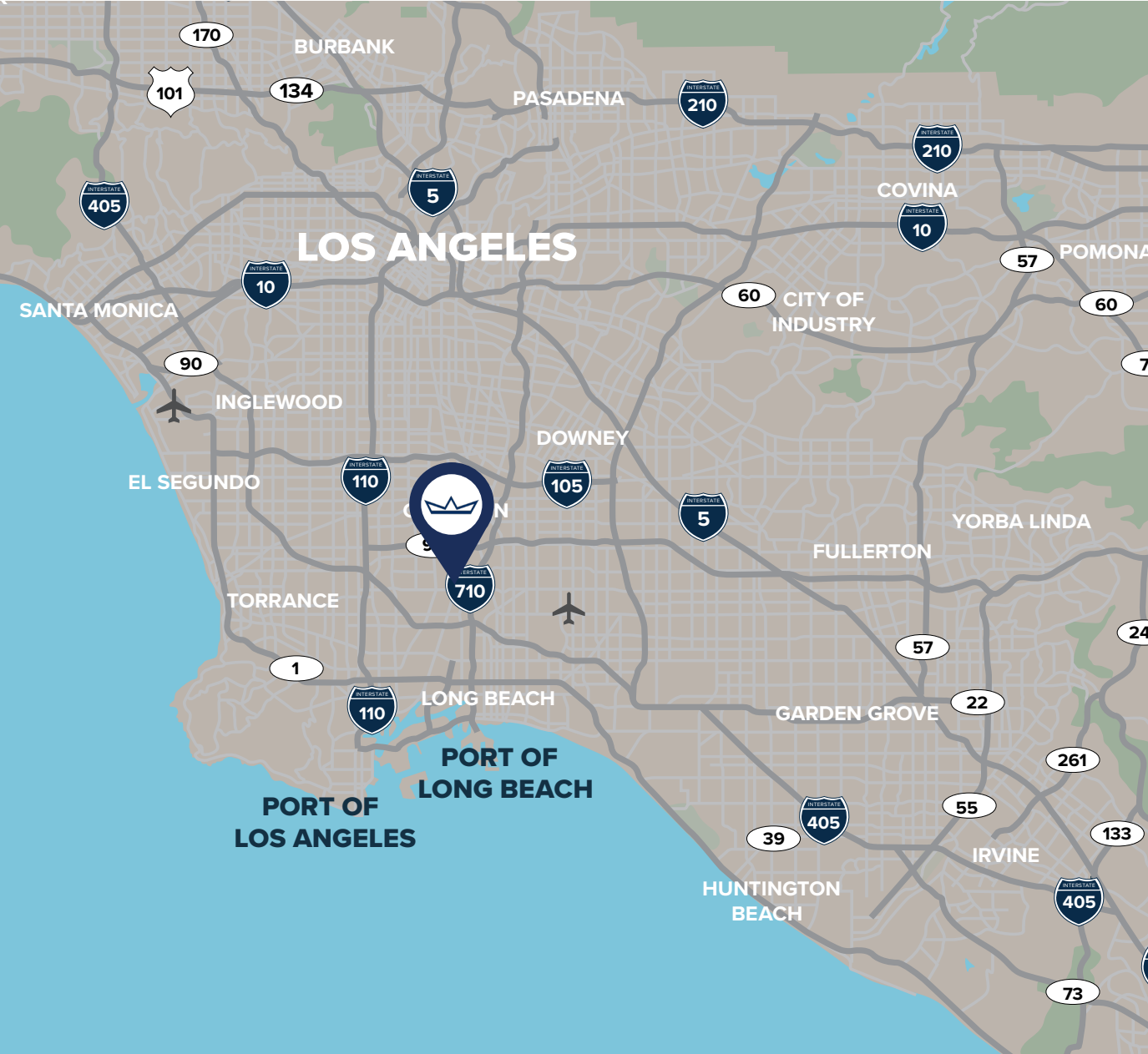
- FIRST CLASS FINISHES
- TURNKEY BUILD-OUT
- 100% CONCRETE APRON & STAGING AREA



AREA MAP

20100 ALAMEDA STREET, RANCHO DOMINGUEZ





LOCATION

HIGHLIGHTS

- IDEAL SOUTH BAY LOCATION
- IMMEDIATE ACCESS TO 710, 405 & 91 FREEWAYS
- ACCESS TO 12 MILLION PEOPLE IN 35 MILE RADIUS
- IDEAL TRANSLOAD/LAST MILE FULFILLMENT SITE
- UNINCORPORATED LA COUNTY (RANCHO DOMINGUEZ)

1.8 MILES TO I-710

1.7 MILES TO I-91

1.8 MILES TO I-405

15 MILES TO LAX

6 MILES TO PORT OF LONG BEACH AND LOS ANGELES

16.5 MILES TO DTLA

7.5 MILES TO LONG BEACH AIRPORT



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