

MAHALO INDUSTRIAL PARK

1165 W MAHALO PL | COMPTON, CA 90220

INDUSTRIAL BUILDING

FOR SALE / LEASE



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
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PROPERTY OVERVIEW

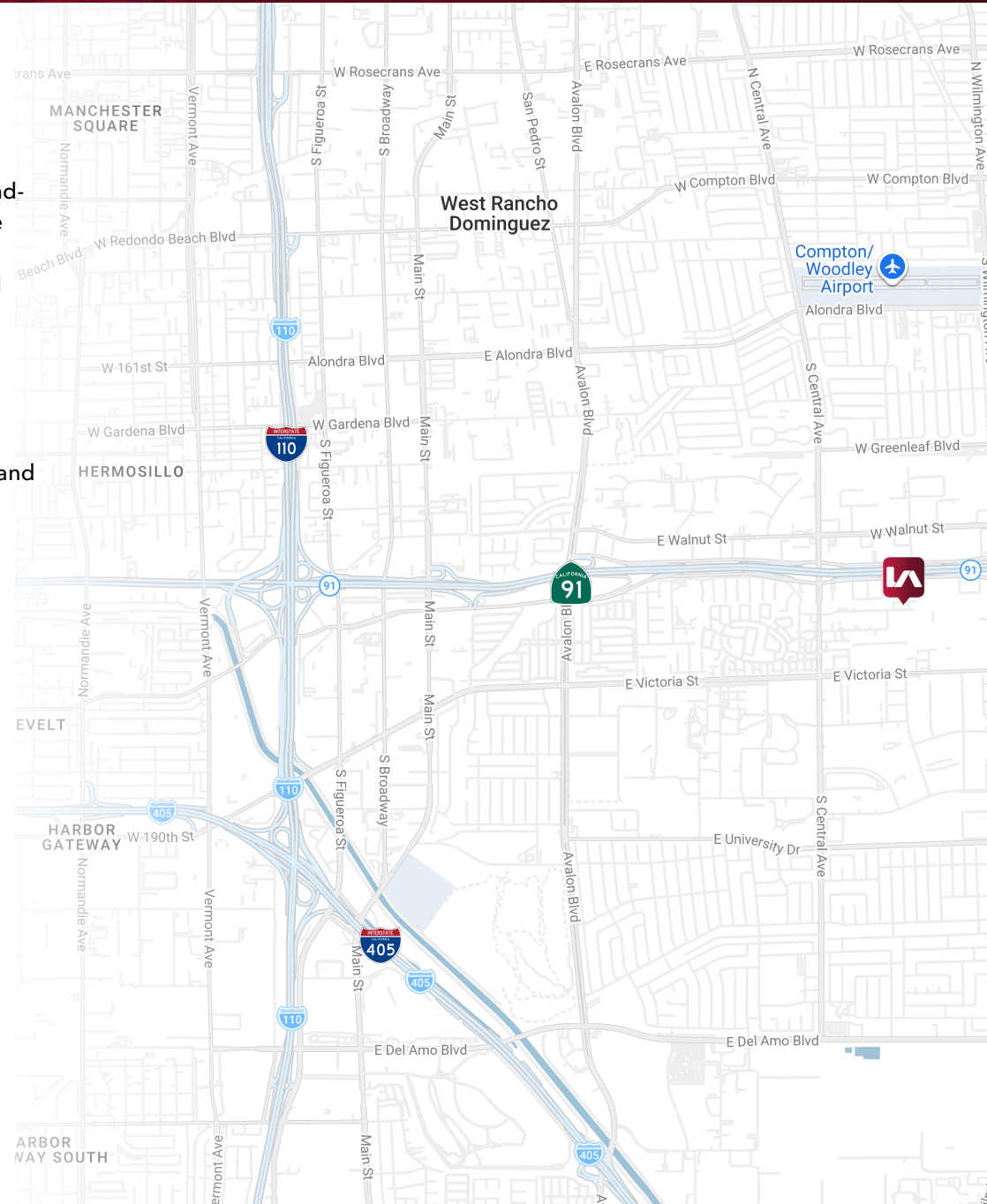
Lee & Associates is pleased to present 1165 W Mahalo Pl, a $\pm 7,245$ SF industrial building located within Mahalo Industrial Park in Compton, California.

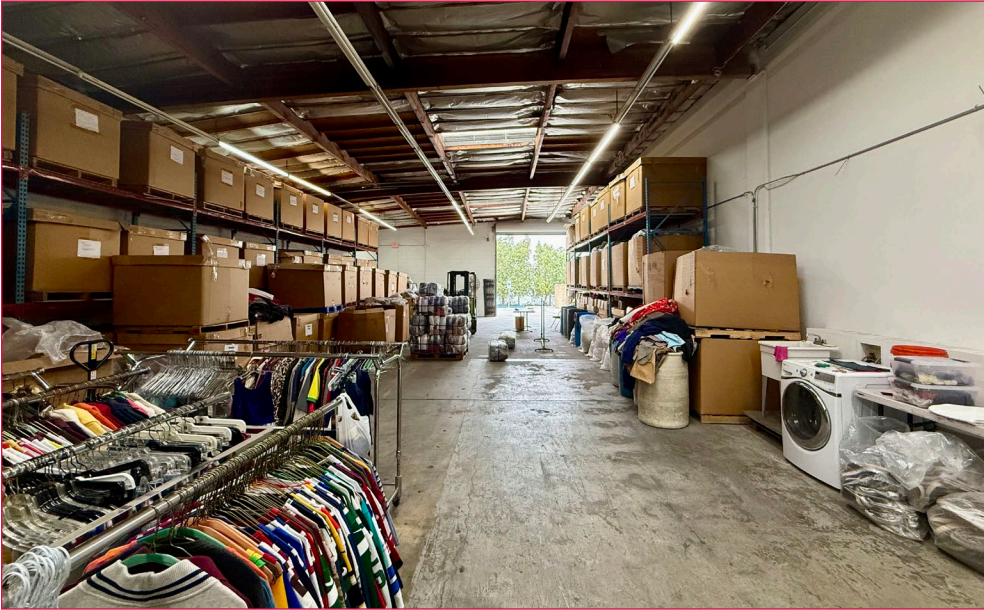
The property is currently demised into two units and features heavy power, ground-level loading, warehouse clearance, and a functional mix of office and warehouse improvements. Situated on approximately 0.29 acres, the property offers a rare sale or lease opportunity for an owner/user, investor, or tenant seeking functional industrial space within the Compton submarket.

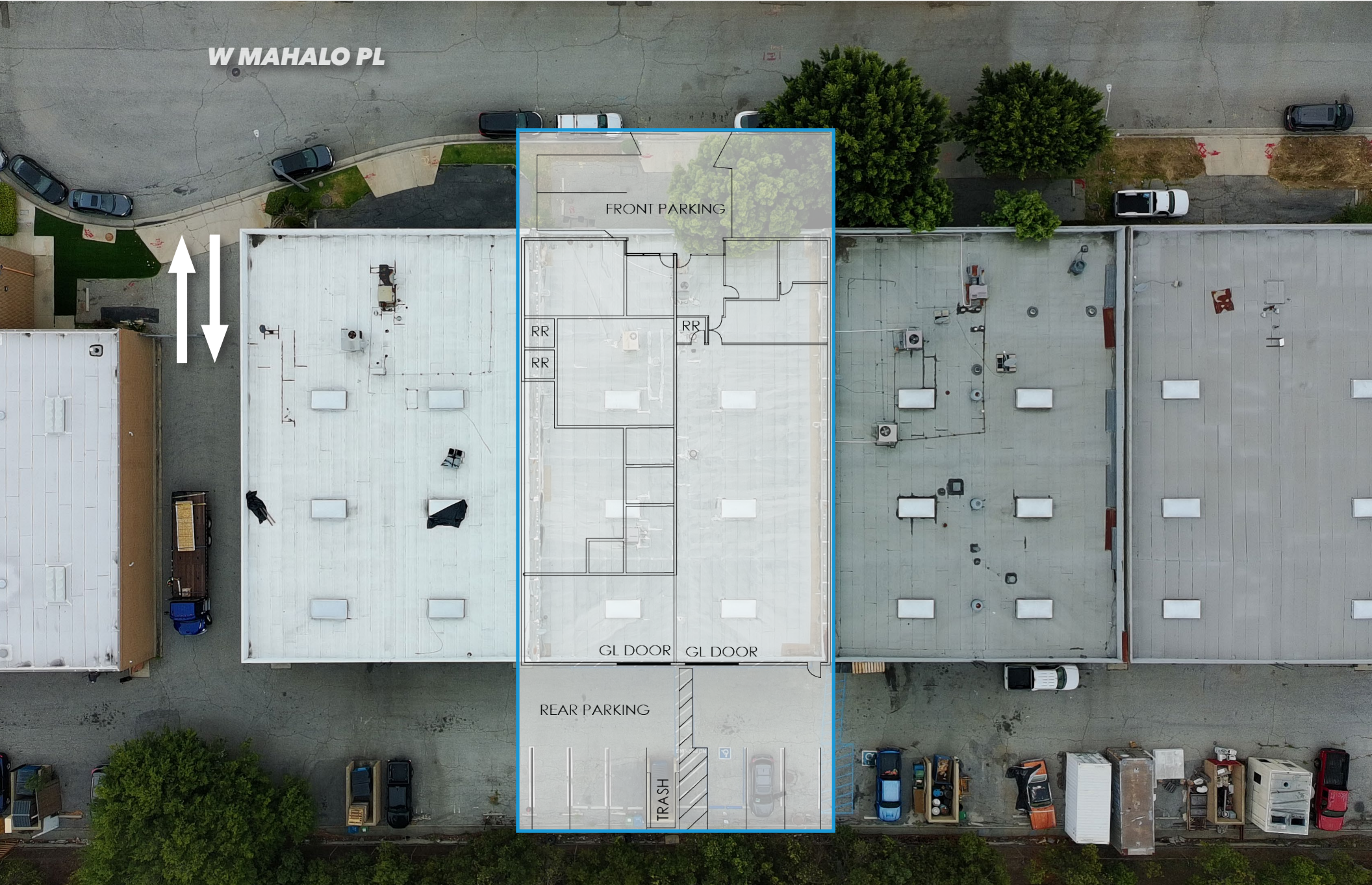
1165 W Mahalo Pl offers convenient regional access near the 91, 110, and 405 Freeways, with proximity to the Ports of Los Angeles and Long Beach, LAX, Long Beach Airport, and Compton/Woodley Airport. The previous brochure notes the property is approximately 15 miles from LAX, 13 miles from Long Beach Airport, and 2.4 miles from Compton/Woodley Airport.

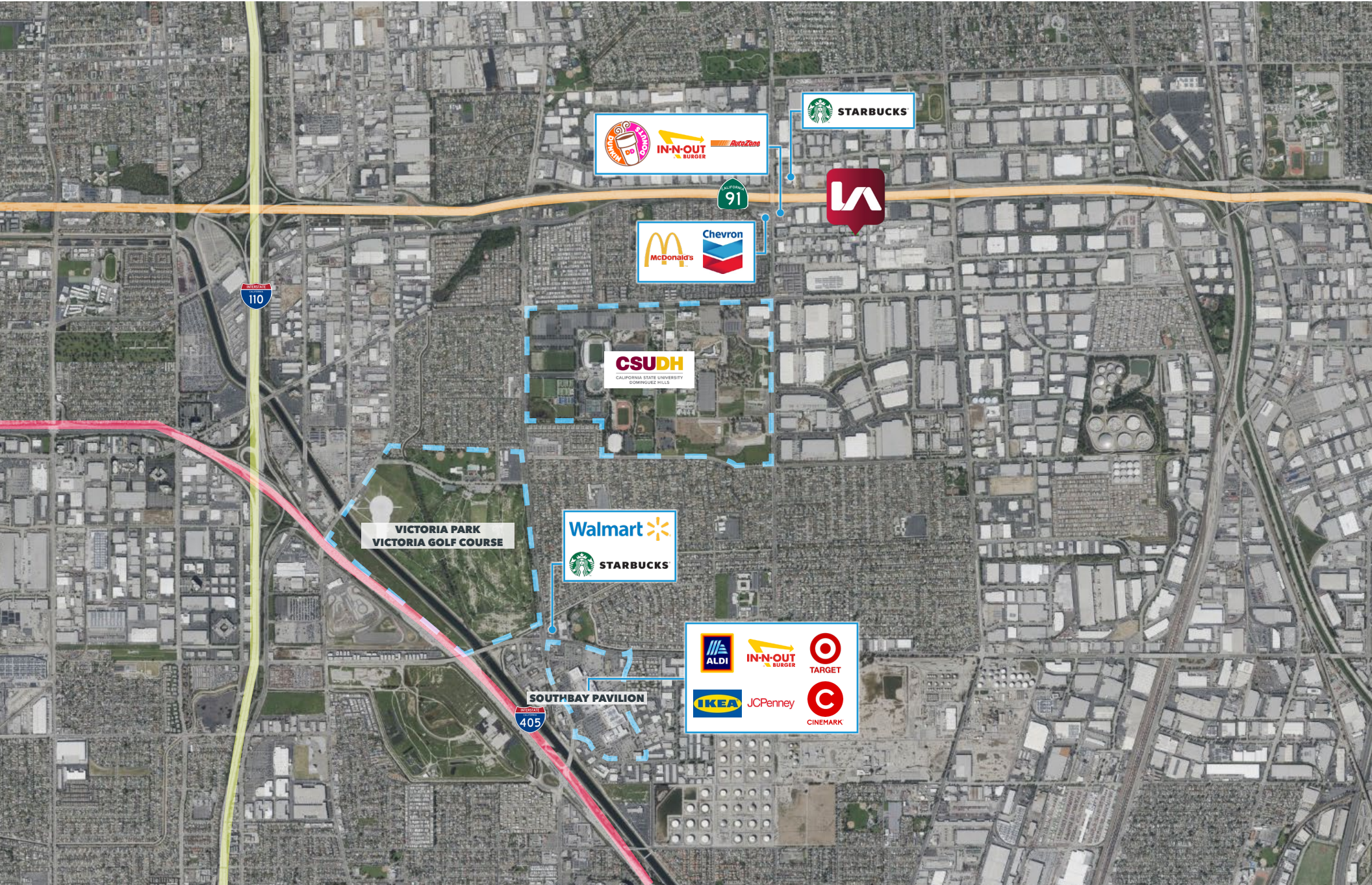
PROPERTY HIGHLIGHTS

- $\pm 7,245$ SF Industrial Building
- Currently Demised Into Two Units ($\pm 3,622$ SF and $\pm 3,623$ SF Unit Sizes)
- Heavy Power Warehouse (400 Amps, 277/480 Volts, 3 Phase)
- 2 Ground-Level Loading Doors
- 12' x 14' Drive-In Doors, 1 Per Unit
- 14' to 16' Warehouse Ceiling Height
- Drive-Around Truck Access
- $\pm 12,580$ SF Land Area
- Zoning: CO MH









VICTORIA PARK
VICTORIA GOLF COURSE

CSUDH
CALIFORNIA STATE UNIVERSITY
DOMINGUEZ HILLS

SOUTHBAY PAVILION

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