

# INDUSTRIAL FOR LEASE

## 2082 East Gladwick Street

Rancho Dominguez (Unincorporated Los Angeles County), California 90220

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- \* FREE STANDING BUILDING \* FENCED/GATED \* 1200 AMPS \*
- \* DOCK HIGH LOADING \* UNINCORPORATED LA COUNTY \*
- \* PROXIMITY TO WORLD PORTS, LAX, 91/405/710 FREEWAYS \*

- ❖ **Total Square Footage:** 15,194 SF
- ❖ **Lot Size:** 44,344 SF
- ❖ **Zoning:** LCM2
- ❖ **Roof Type:** Laminated/GLU Wood Beam
- ❖ **Year Built:** 2016
- ❖ **Dock High Positions :** 1 (via well)
- ❖ **Ground Level Doors:** 2 (12' x 12')
- ❖ **Office Area:** 1,350 Square Feet
- ❖ **Clear Height:** 17' (under beam)
- ❖ **Sprinklers:** Yes
- ❖ **Skylights:** Yes
- ❖ **Fenced Yard:** Yes/Asphalt
- ❖ **Parking:** 19 Spaces
- ❖ **Construction Type:** Concrete Tilt-Up
- ❖ **Power:** 1200 Amps. 277/480 Volts, 3 Phase, 4 Wire
- ❖ **APN#:** 7318-020-044
- ❖ **Occupancy:** March 2026
- ❖ **Monthly Rent:** \$1.35 PSF Net (\$20,512.00)
- ❖ **Monthly OPEX:** \$.22 PSF (\$3,360.36)



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## JEFFERY A. TUREK

Vice President  
BRE# 01260097

☎ (310) 802-2545

✉ [jturek@remaxcir.com](mailto:jturek@remaxcir.com)

🌐 [www.jeffturek.com](http://www.jeffturek.com)

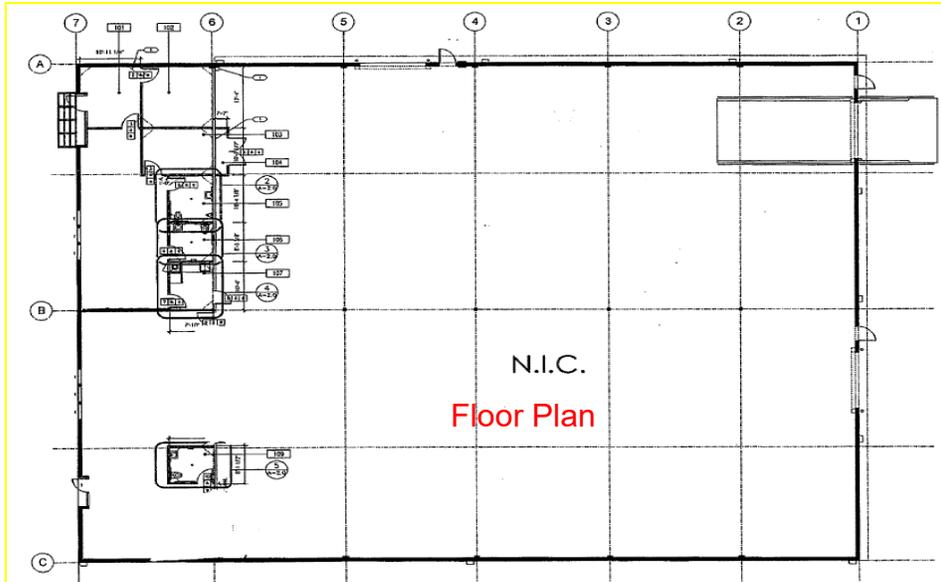
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