



# 18737

S. REYES AVENUE

## OFFERING MEMORANDUM

18737 S. Reyes Avenue, Rancho Dominguez, CA

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# Executive Summary

**18737 S. Reyes Avenue presents a rare opportunity to acquire a freestanding ±57,000 square foot industrial facility in the highly desirable Rancho Dominguez submarket of Los Angeles County.**

**The property offers a functional warehouse layout designed to accommodate a wide range of industrial uses, including regional distribution, light manufacturing, contractor operations, and logistics support. The building's scale, loading configuration, and power capacity provide operational flexibility for mid-sized businesses seeking long-term control of their facility.**

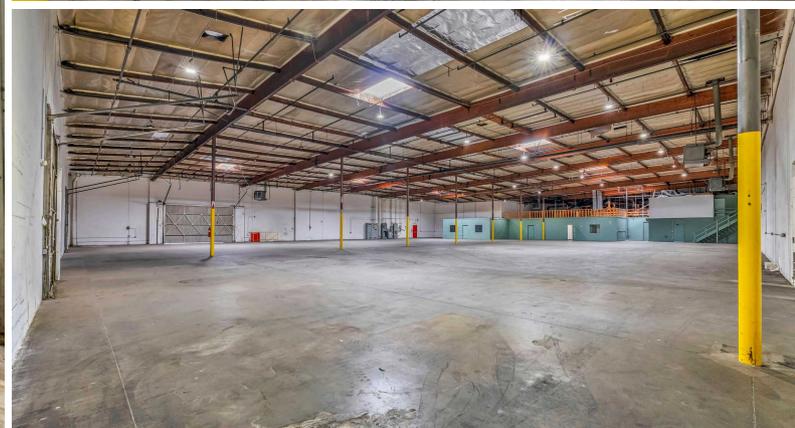
Located within the South Bay industrial corridor, the property benefits from direct access to major transportation infrastructure and proximity to one of the largest port complexes in the United States. This central positioning allows efficient servicing of Los Angeles, Orange County, and Inland Empire markets.

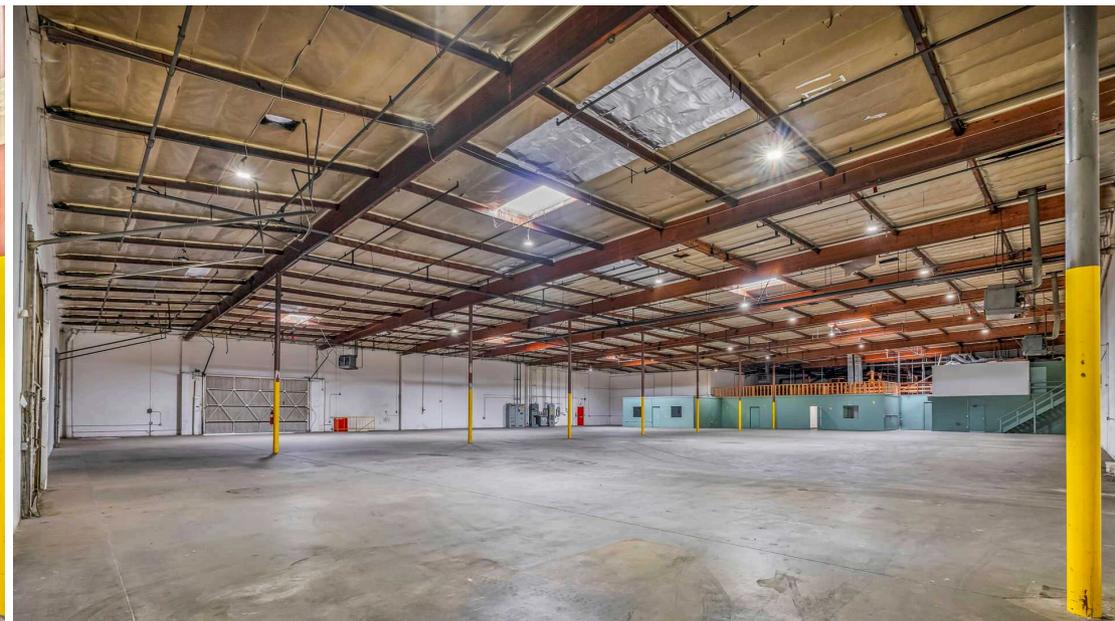
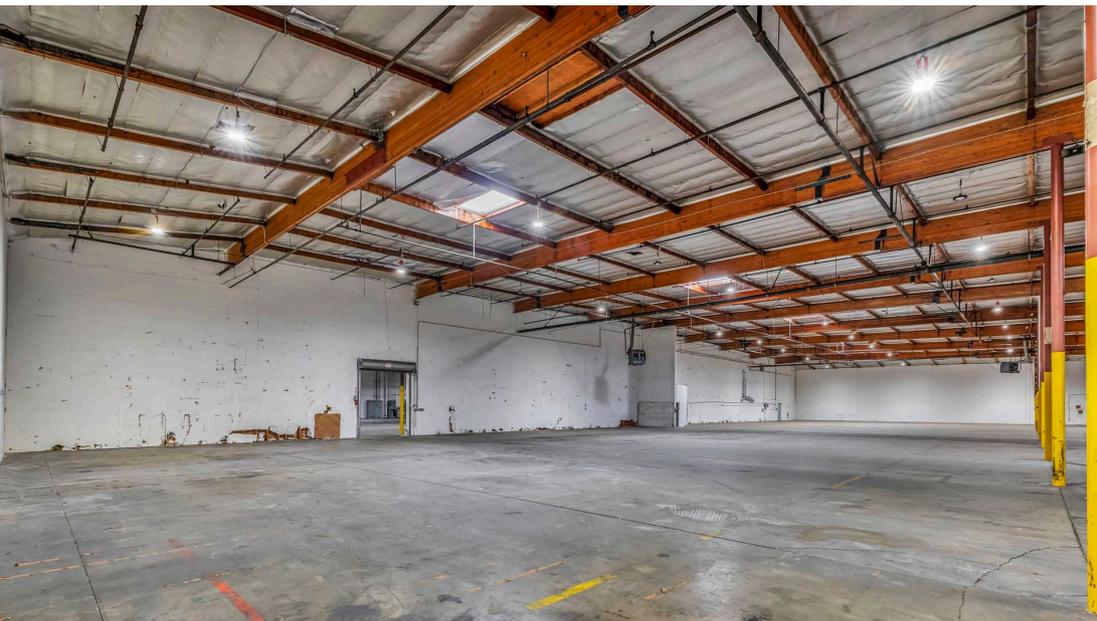
With limited availability of comparable freestanding industrial assets of this size in the immediate area, 18737 S. Reyes Avenue offers a compelling opportunity for owner-users seeking stability, functionality, and long-term strategic positioning within the Southern California industrial market.



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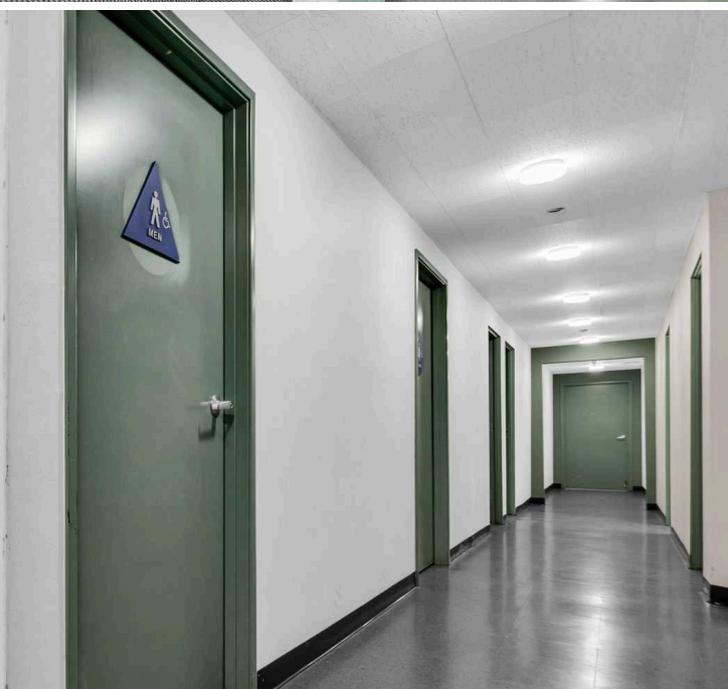
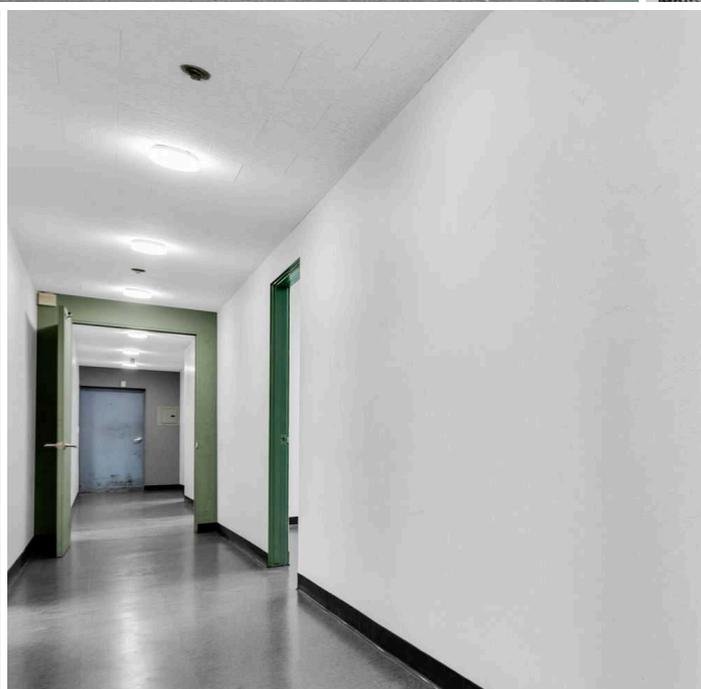
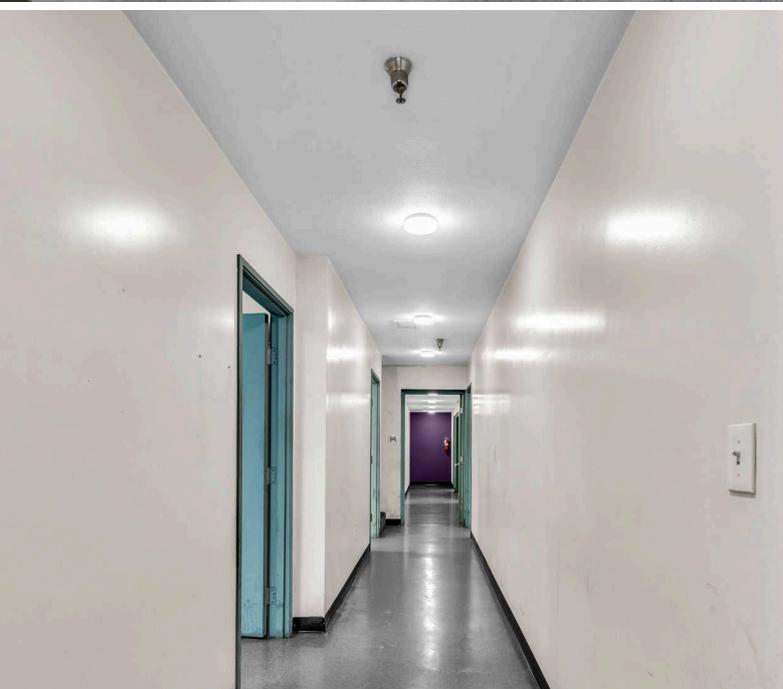
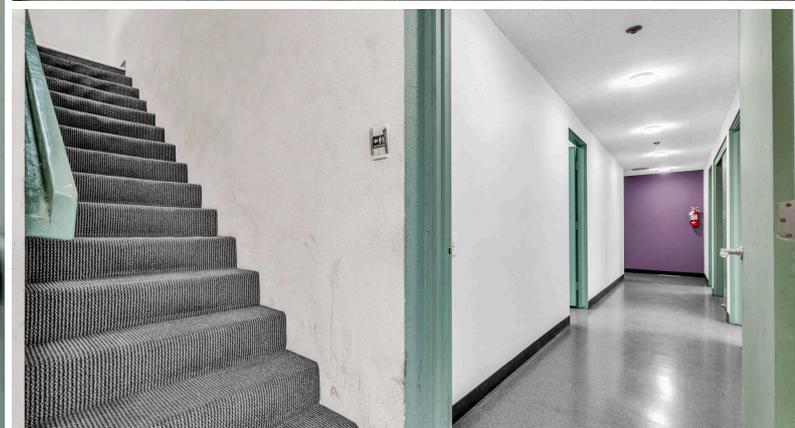
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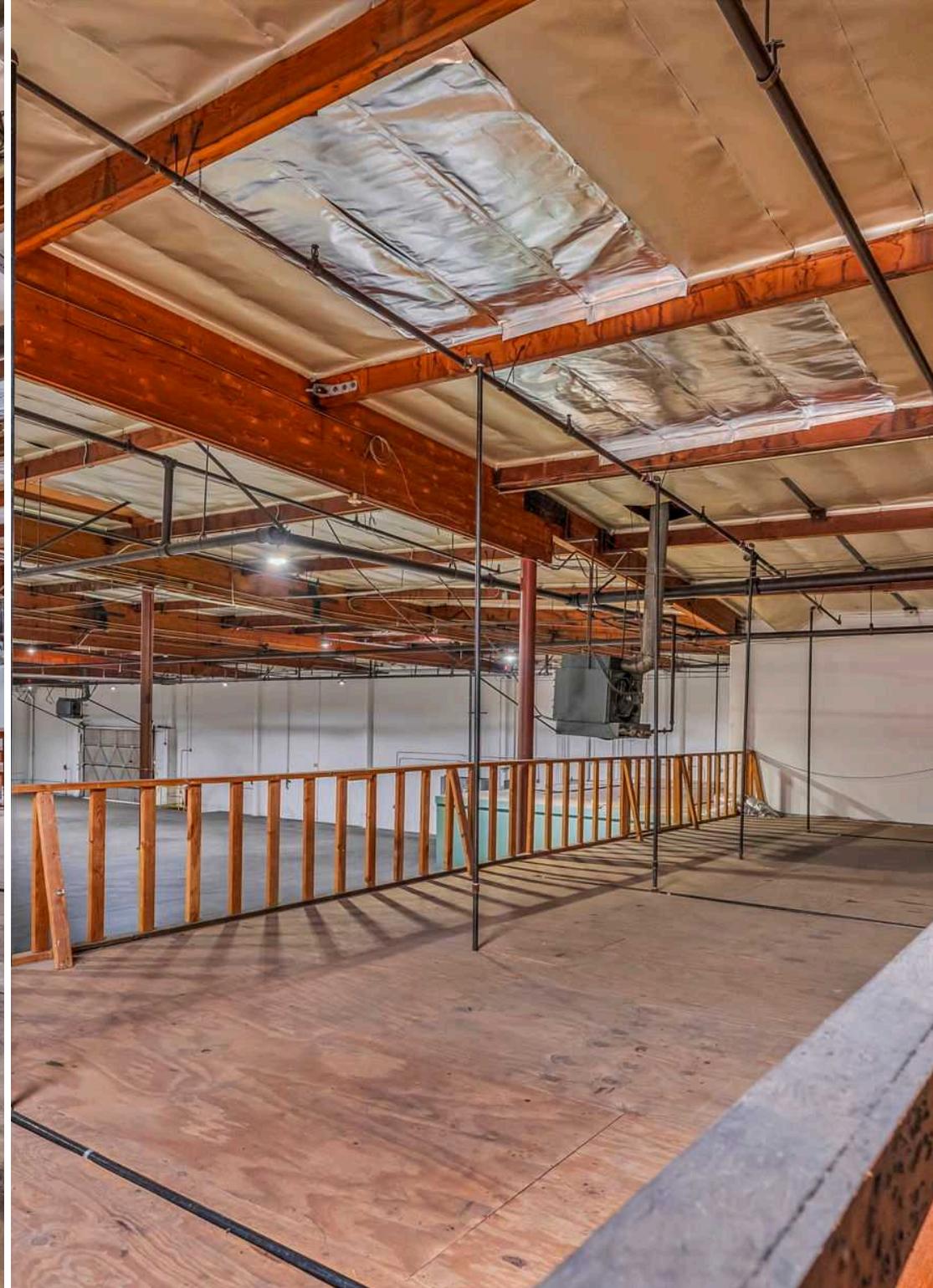
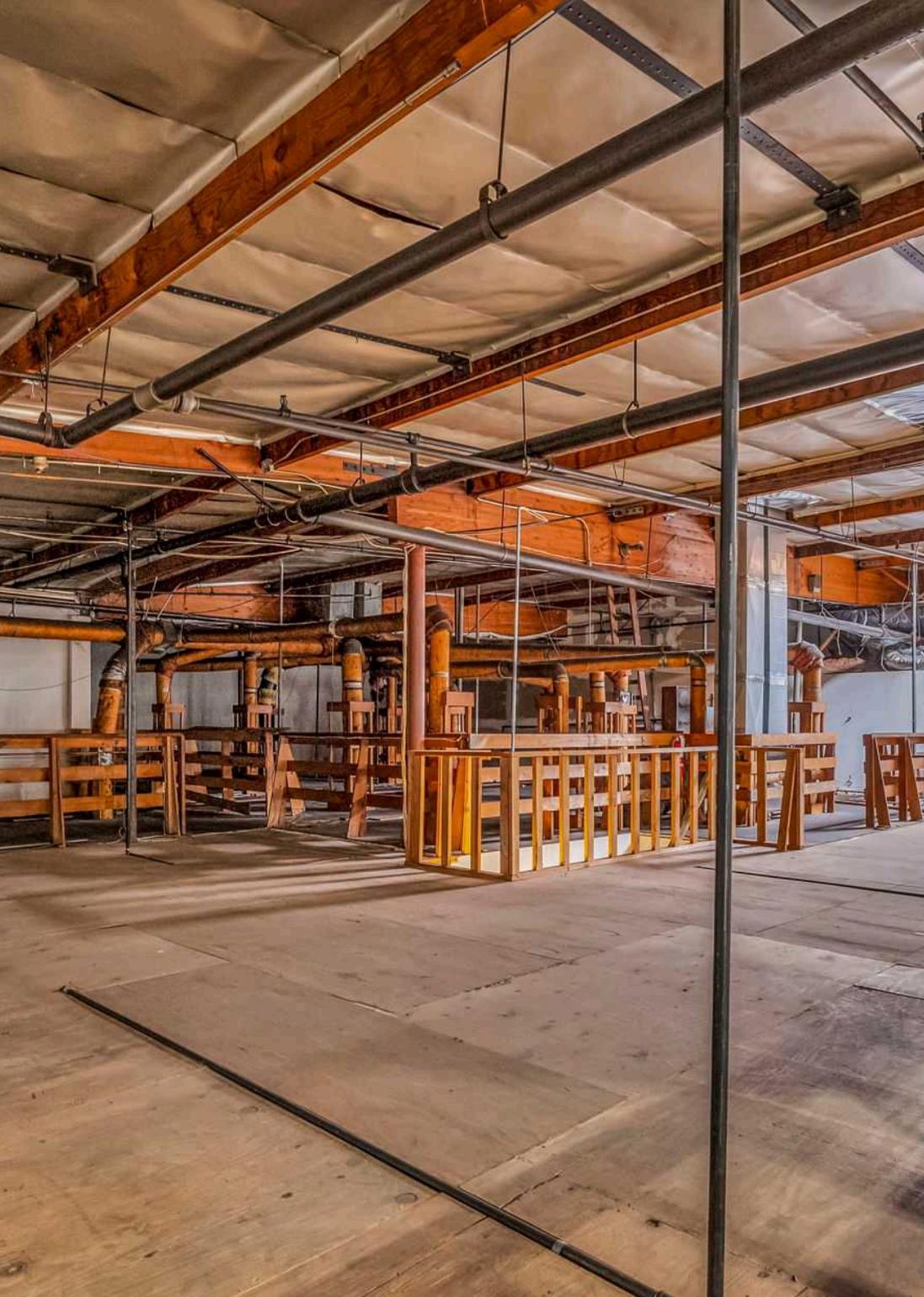




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# Property Details

ADDRESS: 18737 S. REYES AVENUE  
RANCHO DOMINGUEZ, CA

PRICE: \$14,700,000

BUILDING SIZE: 57,416 SF (\$256/SF)

LAND SIZE: ±100,580 SF / ±2.31 AC

TYPE: Industrial; Distribution/  
Restricted Heavy  
Manufacturing

USE: Light and restricted heavy  
industry, repair, wholesale, and  
packaging, including  
manufacture, assembly,  
distribution, and storage of  
goods with low to medium  
nuisance impacts, but excluding  
raw-materials production,  
processing, or bulk handling.

YEAR BUILT: 1971

ZONING: M-1.5-IP

APN: 7306-020-039

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# Property Description



± 57,416 SF DISTRIBUTION/  
MANUFACTURING FACILITY



± 5,000 OFFICE SPACE



6 LOADING POSITIONS (4 GL/2 DH)



74 PARKING SPACES/GATED LOT



HEAVY POWER - 1,400 AMPS



20' MINIMUM CLEAR HEIGHT



HIGHLY ACCESSIBLE - 91, 405, 710, 110  
FWYS

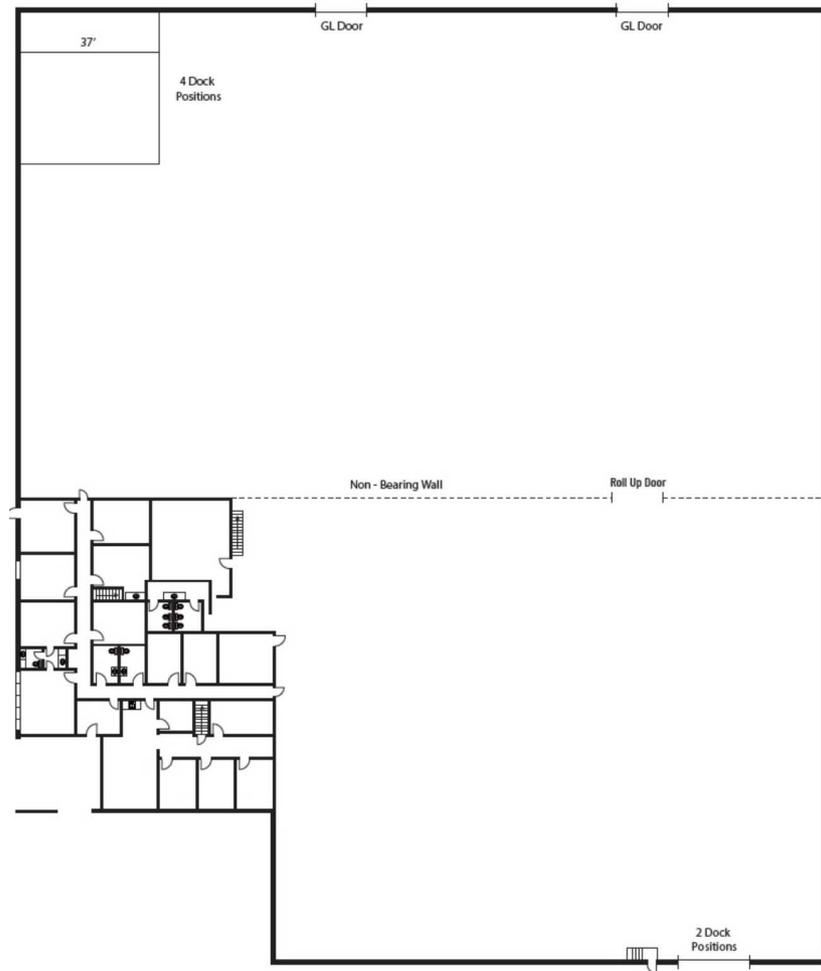


UNINCORPORATED L.A. COUNTY (NO CITY  
BUSINESS TAX)

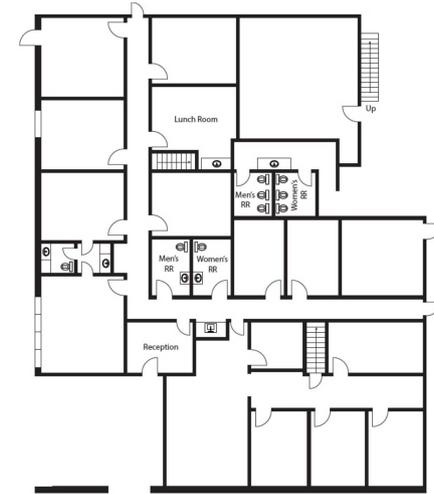




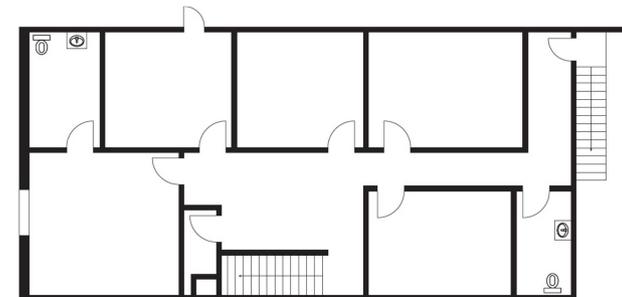
# Floor Plans



MAIN FLOOR PLAN



1ST FLOOR OFFICE



2ST FLOOR OFFICE



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# Investment Highlights

- ✔ **Freestanding ≈57,000 SF Industrial Facility**  
Rare opportunity to acquire a mid-size, single-tenant industrial building in one of Los Angeles County's most established logistics corridors. Buildings of this scale and configuration are limited within the South Bay submarket.
- ✔ **Functional Warehouse Configuration**  
Efficient warehouse layout with dock-high and grade-level loading, clear height suitable for racking, and heavy power capacity. The building supports a wide range of distribution, light manufacturing, contractor, and service-based industrial uses.
- ✔ **Balanced Office Component**  
Approximately 5,000 SF of integrated office space, providing administrative, dispatch, or operational support functions without compromising warehouse efficiency.
- ✔ **Secure Lot with On-Site Parking**  
Fenced lot with additional dedicated parking and controlled access, supporting daily operational flow and security.
- ✔ **Unincorporated Los Angeles County – No City Business Tax**  
Located in unincorporated Los Angeles County, the property is not subject to municipal gross receipts or city business license taxes often imposed by surrounding cities. This provides meaningful long-term operating savings for owner-users.
- ✔ **Established Industrial Corridor**  
Situated within Rancho Dominguez, a mature industrial submarket characterized by long-standing distribution, logistics, and light manufacturing users. The area benefits from industrial infrastructure, workforce depth, and sustained demand.
- ✔ **Strategic South Bay Location**  
Immediate access to the 710, 91, 405, and 110 Freeways with convenient proximity to the Ports of Los Angeles and Long Beach. The location supports efficient regional distribution throughout Los Angeles, Orange County, and the Inland Empire.



# Rancho Dominguez

South Bay Industrial Corridor

Rancho Dominguez is a core industrial submarket in the South Bay region of Los Angeles County and has long functioned as a major logistics and distribution hub serving the LA Basin.

The submarket's strategic position between the Ports of Los Angeles and Long Beach, Downtown Los Angeles, and dense Southern California population centers supports sustained long-term demand.

Rancho Dominguez benefits from direct connectivity to several of Southern California's primary freeway routes, including the 710, 91, 405, and 110, enabling efficient north-south and east-west movement throughout the region.

The 710 Freeway is a primary port-to-distribution corridor, linking the San Pedro Bay port complex to inland warehouse markets and intermodal facilities and reinforcing the area's importance in local and national supply chains.



The location allows industrial users to efficiently serve Los Angeles, Orange County, and Inland Empire markets while remaining close to one of the largest port complexes in the United States.

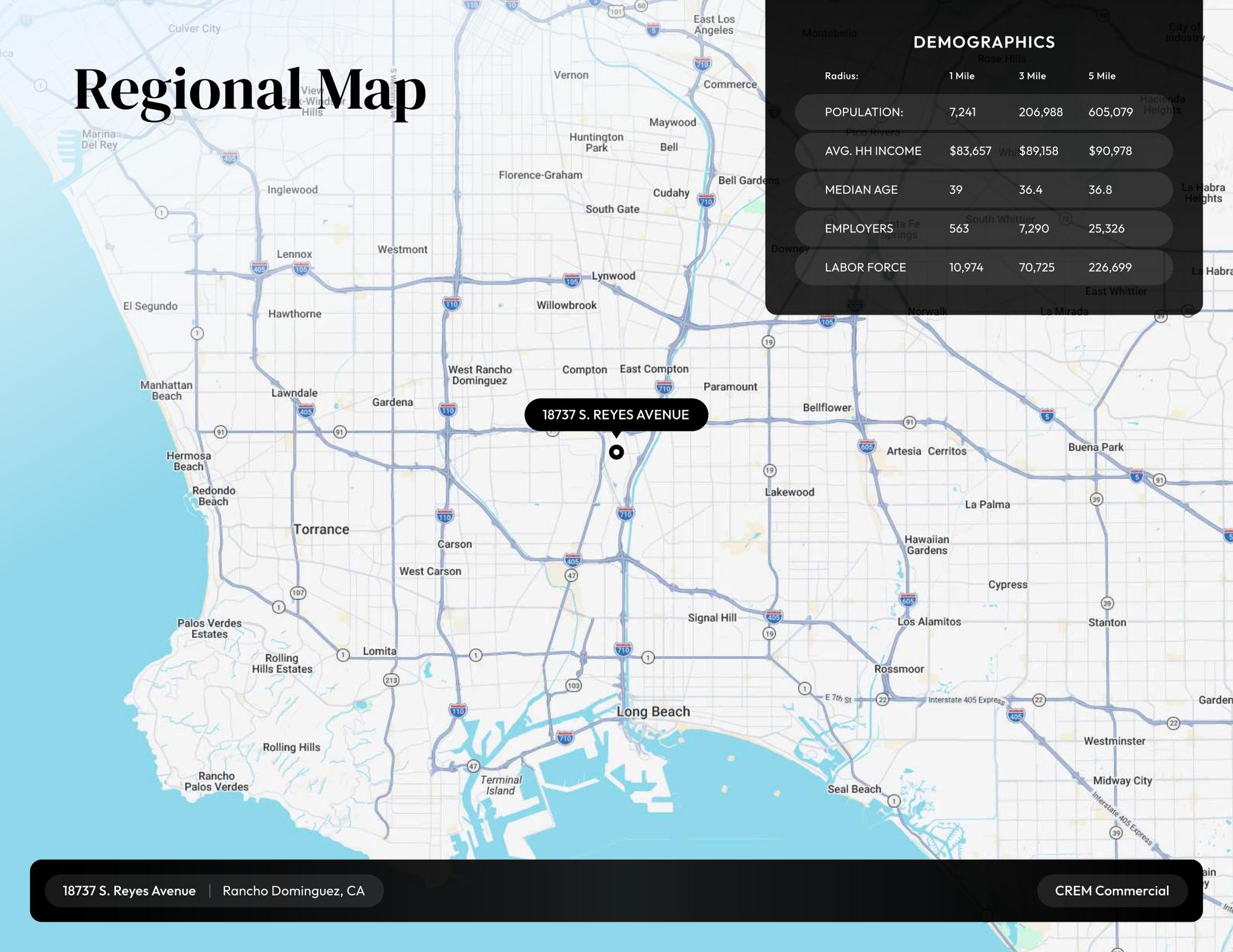
Long Beach Airport and Los Angeles International Airport are also within convenient reach, further supporting regional and national logistics operations.

Rancho Dominguez is a mature, established industrial ecosystem that is largely built out, with a concentration of distribution centers, logistics operators, light manufacturers, import-export businesses, and contractor-oriented users.

This clustering of industrial activity supports operational efficiency, access to labor, and long-term stability for businesses operating in the submarket.



# Regional Map



18737 S. REYES AVENUE

## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	7,241	206,988	605,079
AVG. HH INCOME	\$83,657	\$89,158	\$90,978
MEDIAN AGE	39	36.4	36.8
EMPLOYERS	563	7,290	25,326
LABOR FORCE	10,974	70,725	226,699

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# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 18737 S. Reyes Avenue, Rancho Dominguez, CA (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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FOR MORE INFORMATION.



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