

The Klabin Company

19700 S Vermont Ave, Suite 100 Torrance, CA 90502 | 310-329-9000

Available SF 34,704 SF

Industrial For Lease
Building Size 34,704 SF

Address: 3040 E Maria St, Rancho Dominguez, CA 90221

Cross Streets: S Susana Rd/ E Maria St

Free Standing Building
 Dock High & Ground Level Loading
 Single Row of Columns
 Fenced and Secure Yard
 Heavy Power

Lease Rate/Mo: \$46,850
Lease Rate/SF: \$1.35
Lease Type: Industrial Gross
Available SF: 34,704 SF
Minimum SF: 34,704 SF
Prop Lot Size: 1.49 Ac / 64,904 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1.5-IP

Sprinklered: Yes
Clear Height: 23'-24'
GL Doors/Dim: 2 / 12'x12'
DH Doors/Dim: 3 / 12'x10'
A: 800 V: 277/480 O: 3 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R20
Whse HVAC: No
Parking Spaces: 55 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,950 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 800 SF
Include In Available: No
Possession: 02/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7306-004-027

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](#), [Matt Stringfellow 310-329-9000](#), [Tyler Rollemo 310-329-9000](#), [Scott Andersen 310-329-9000](#)
Listing #: 43801213

Listing Date: 11/07/2025

FTCF: CB250N000S000/A0AA

Notes: Dock high loading in both the front and rear of the building. Minimum clearance is 22 1/2'-24'. Sprinkler calculation .60/2000. Lessee to verify all information contained herein.

3040 E Maria Street | Compton, CA 90220 | 34,704 SF

SITE PLAN
INDUSTRIAL PROPERTY FOR LEASE

KLABIN
 A member of the CORFAC International network

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