

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

<b>Lease Rate/Mo:</b>	\$46,850	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,950 SF
<b>Lease Rate/SF:</b>	\$1.35	<b>Clear Height:</b>	23'-24'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Industrial Gross	<b>GL Doors/Dim:</b>	2 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	34,704 SF	<b>DH Doors/Dim:</b>	3 / 12'x10'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	34,704 SF	<b>A: 800 V: 277/480 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	1.49 Ac / 64,904 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	800 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1978R20	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	02/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	55 / <b>Ratio:</b> 1.6:1	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	M-1.5-IP			<b>APN#:</b>	7306-004-027
<b>Listing Company:</b>	The Klabin Company				
<b>Agents:</b>	<a href="#">Courtney Bell 310-329-9000</a> , <a href="#">Matt Stringfellow 310-329-9000</a> , <a href="#">Tyler Rollema 310-329-9000</a> , <a href="#">Scott Andersen 310-329-9000</a>				
<b>Listing #:</b>	43801213	<b>Listing Date:</b>	11/07/2025	<b>FTCF:</b>	CB250N000S000/AOAA
<b>Notes:</b>	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**

**Courtney Bell**  
courtneyb@klabin.com  
310-974-1236