

**1401**

**WEST WALNUT  
STREET**  
COMPTON, CA



**FOR LEASE**

**\$1.25 / SF NNN - 50,252 SF**



Advisers

## FOR LEASE

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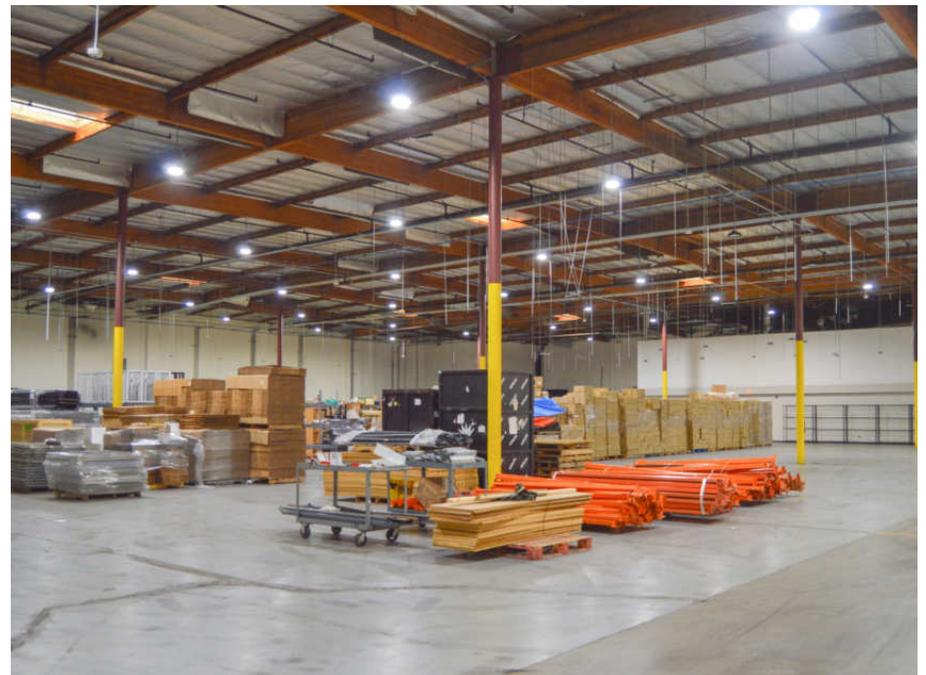
1401 West Walnut Street

### PROPERTY FEATURES

- **Asset Type:** Single-Tenant Industrial
- **Size:** 50,252 SF
- **Lot Size:** 91,476 AC
- **Year Built:** 1979
- **Clear Height:** 22'
- **Loading Docks:** 7
- **Ground Level Doors:** 1
- **Power:** 1600 Amps, 277/480v, 3p 4w

### LOCATION HIGHLIGHTS

- **Prime Industrial Corridor:** Situated in a high-traffic area with excellent visibility along key industrial routes.
- **Surrounded by Major Businesses:** Close to large-scale retailers and distributors, including prominent brands in the industrial and logistics sectors.
- **Key Demand Generators Nearby:** Near major distribution centers and logistics hubs, including the Port of Los Angeles and Port of Long Beach.
- **Convenient Access:** Excellent connectivity to **I-710, I-105, and I-405**, key highways connecting the property to all parts of Southern California.



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**50,252-SQUARE FEET**  
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