

**FOR LEASE**  
**205,435 SF ON ± 9.31 ACRES**

**6 MILES TO THE PORT OF  
LOS ANGELES & LONG BEACH**



**PREMIER WAREHOUSE DISTRIBUTION FACILITY**



**CROWN ASSOCIATES REALTY, INC.**  
Real Property Investments



**KLABIN**

**20100 ALAMEDA STREET**  
**RANCHO DOMINGUEZ, CA**



# PROPERTY OVERVIEW

20100 ALAMEDA STREET, RANCHO DOMINGUEZ



## PROPERTY HIGHLIGHTS

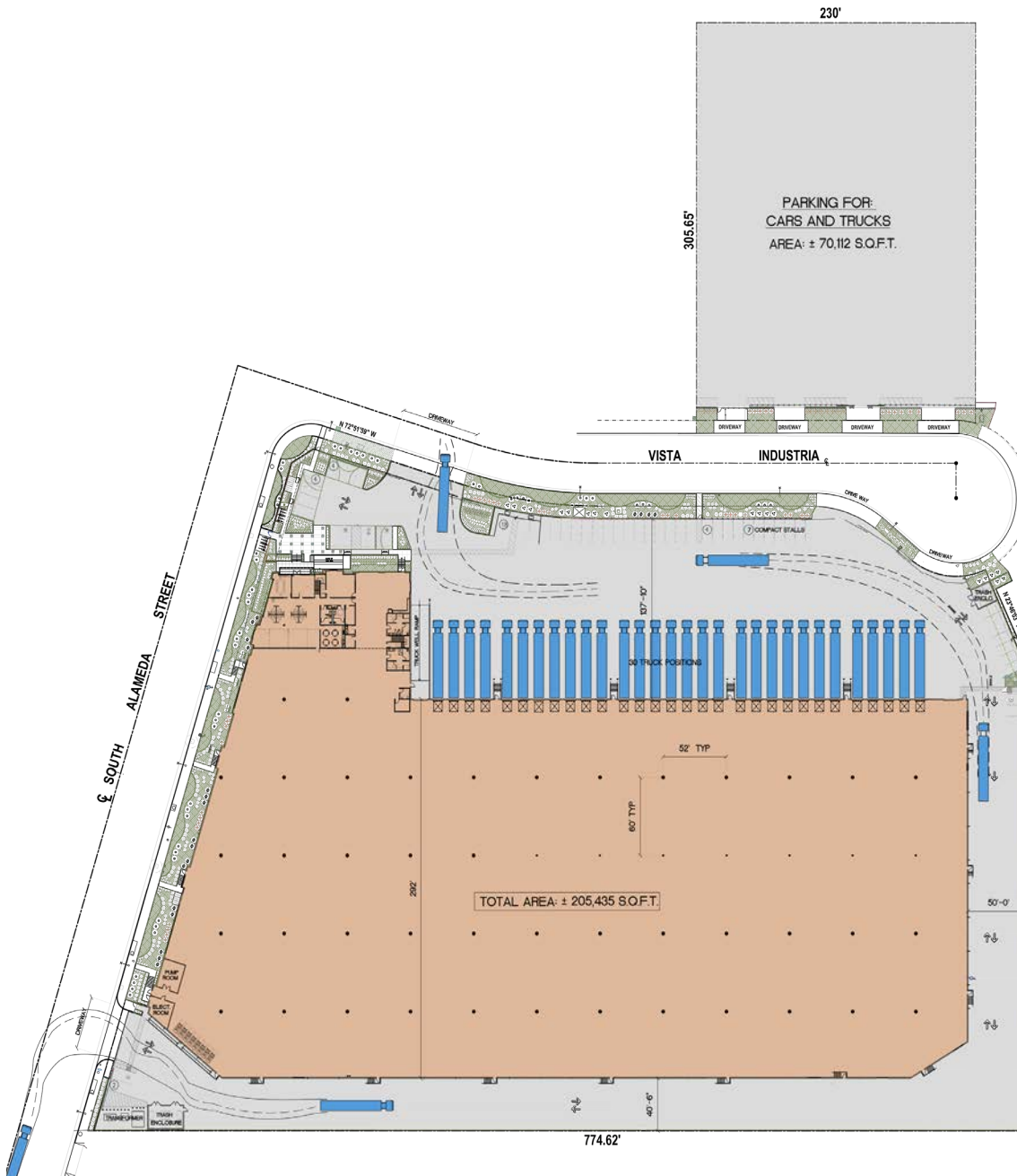
- NEW FREESTANDING BUILDING
- ESRF SPRINKLER SYSTEM
- 36' MINIMUM CEILING HEIGHT
- 3000 AMPS, 277/480 POWER
- DRIVE AROUND ACCESS W/ MULTIPLE POINTS OF INGRESS/EGRESS
- 40,000 LBS LEVELERS AT EVERY POSITION
- SECURE GATED FENCED YARD

## ADJACENT 1.6 ACRE YARD OFFERS

- AMPLE CONTAINER/TRAILER STORAGE (72+ STALLS) TO ACCOMMODATE PEAK SEASON STORAGE DEMAND
- ABUNDANT CAR PARKING (212 SPACES)
- OR ANY COMBINATION THEREOF

# SITE PLAN

20100 ALAMEDA STREET, RANCHO DOMINGUEZ



# FLOOR PLAN

WAREHOUSE

**195,180** SQUARE FEET

OFFICE

**10,255** SQUARE FEET

ADJACENT YARD

**1.6** ACRES

DOCK HIGH

**30** POSITIONS

GROUND LEVEL

**2** DOORS

BUILDING

**205,435** SQUARE FEET

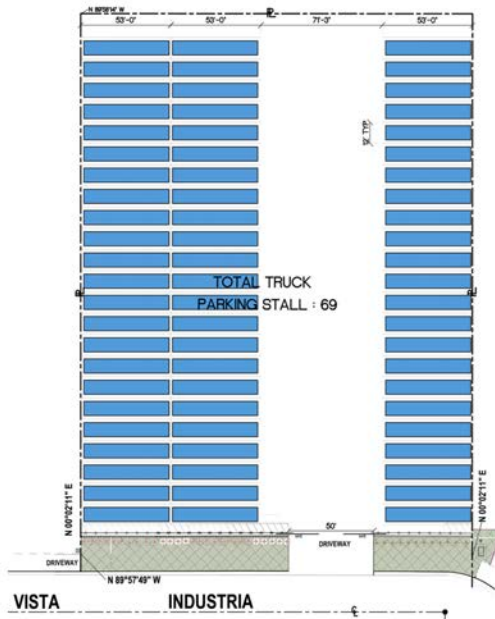
LAND

**405,491** SQUARE FEET

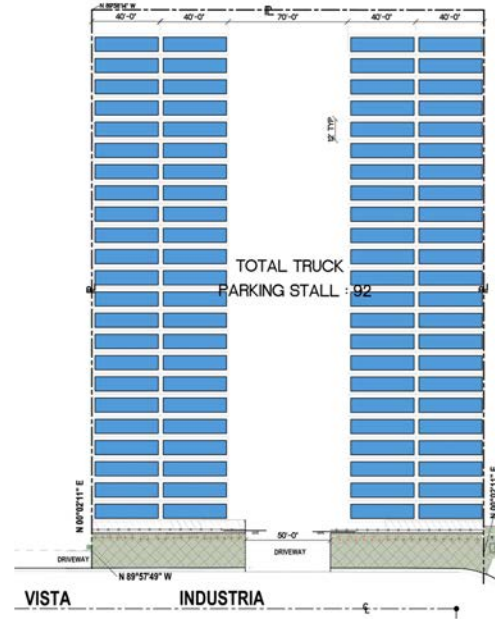


# 1.6 ACRES YARD

ONE



TWO



## PARKING SCHEMES

ONE

**69**

53' TRAILER PARKING

TWO

**92**

40' CONTAINER STALLS

THREE

**208**

AUTOMOBILE STALLS

FOUR

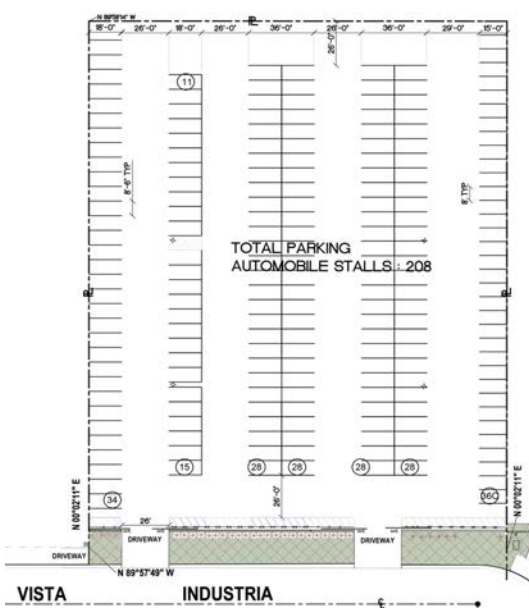
**46**

53' TRAILER STALLS

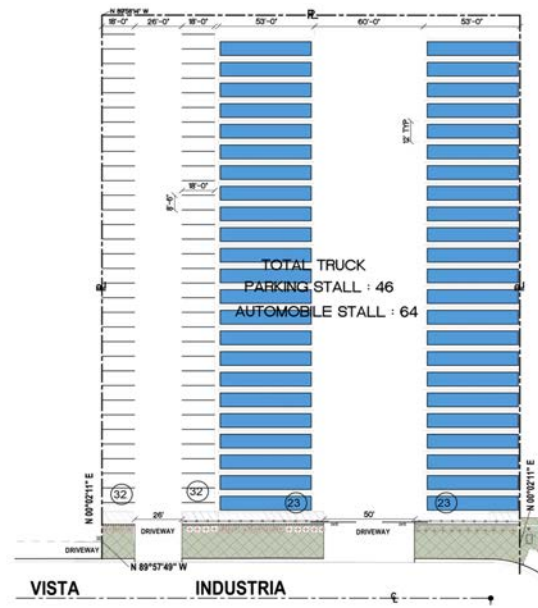
**64**

AUTOMOBILE STALLS

THREE



FOUR



# BUILDING EXTERIOR

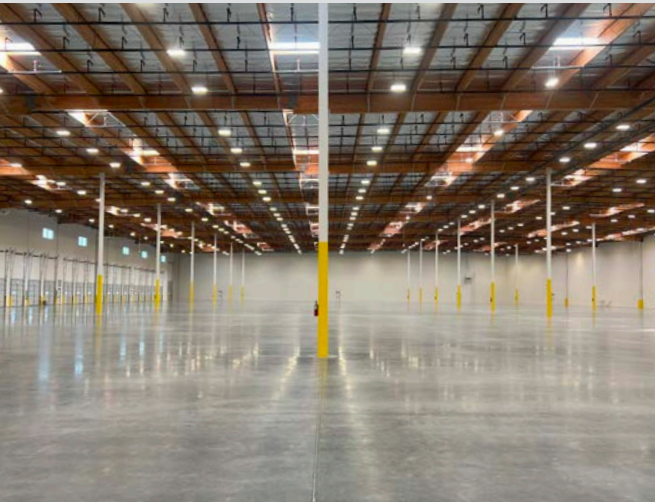
(NEW CONSTRUCTION - Completed January 2024)





# BUILDING INTERIOR

(NEW CONSTRUCTION - Completed January 2024)





# AERIAL

20100 ALAMEDA STREET, RANCHO DOMINGUEZ

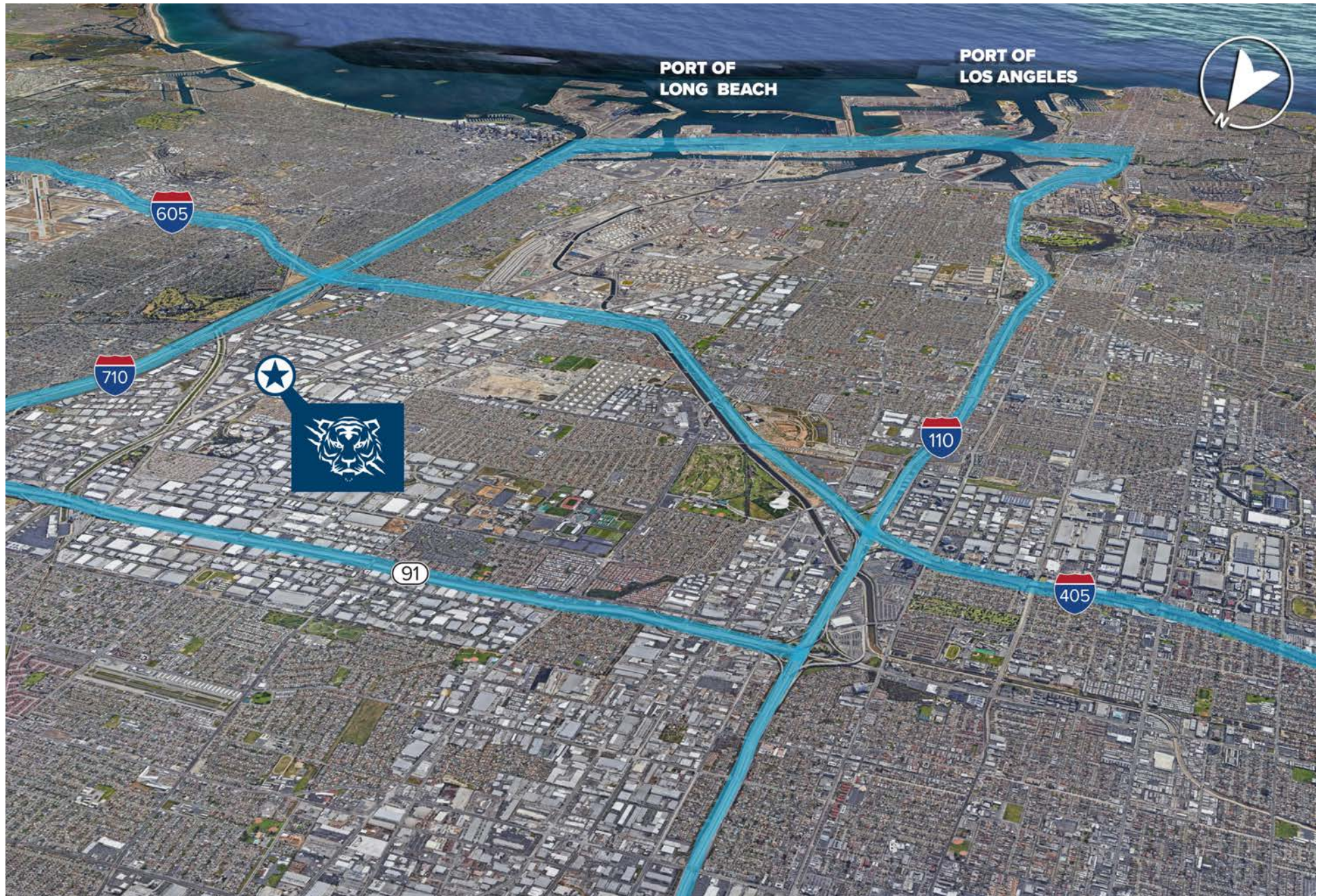
- FIRST CLASS FINISHES
- TURNKEY BUILD-OUT
- 100% CONCRETE APRON & STAGING AREA





# AREA MAP

20100 ALAMEDA STREET, RANCHO DOMINGUEZ





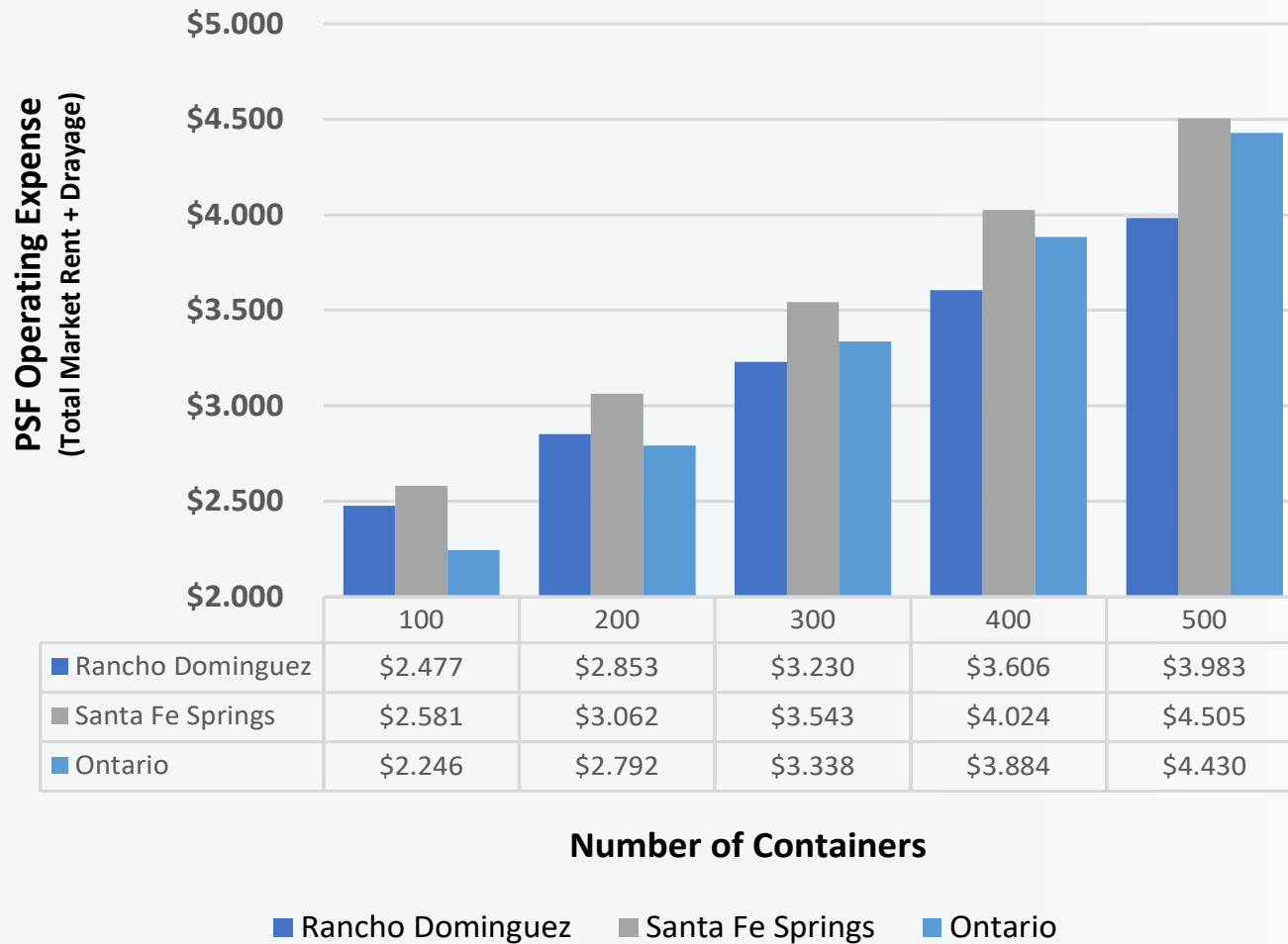
# DRAYAGE MAP

(2023 SOUTHERN CALIFORNIA DRAYAGE RATE - PER CONTAINER)



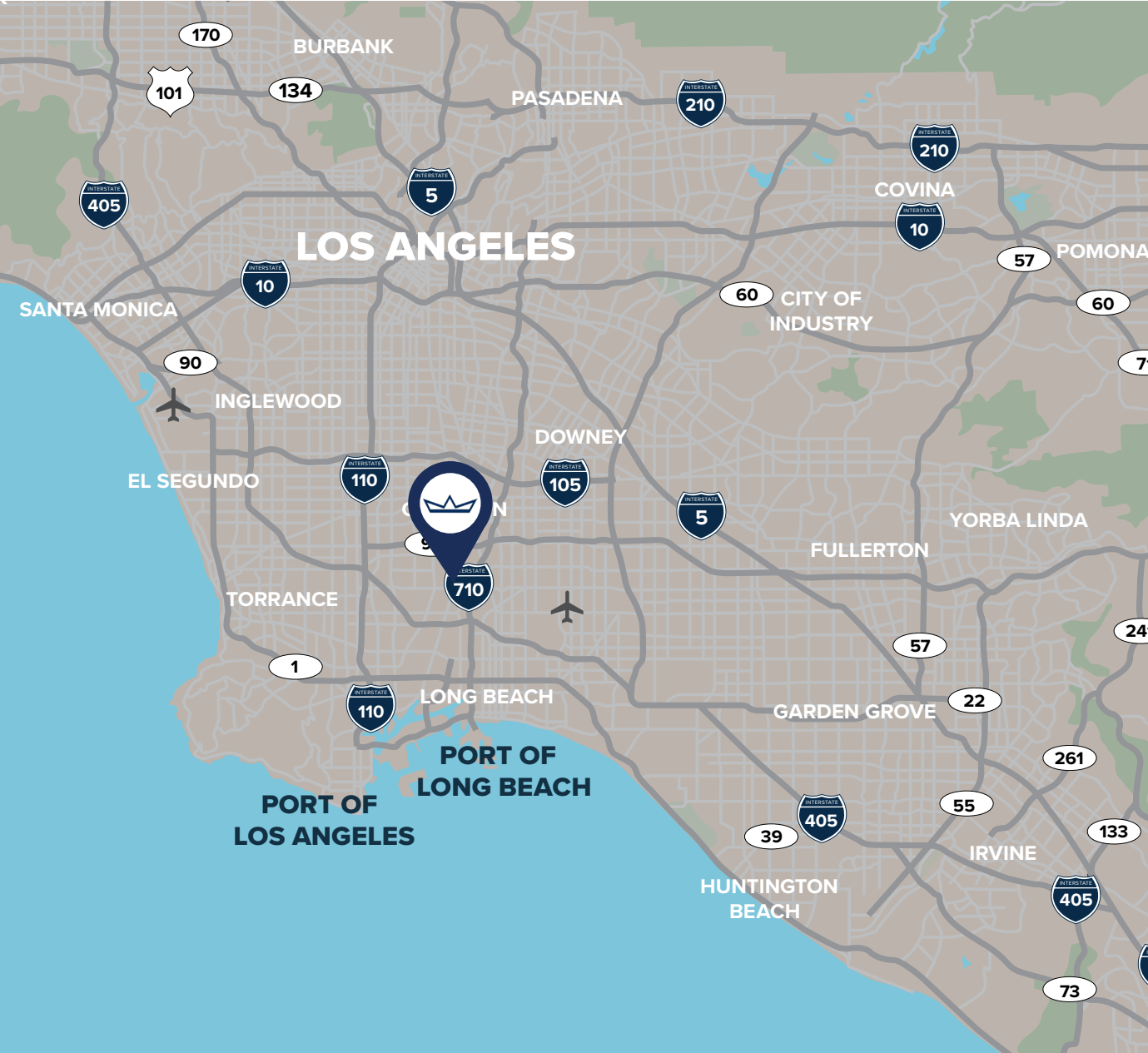


# INDUSTRIAL SUBMARKET DRAYAGE COST-BENEFIT ANALYSIS\*



\* Represents blended PSF cost of total rent plus drayage based on a Class A, 200,000 SF warehouse located in these submarkets.





# LOCATION

## HIGHLIGHTS

- IDEAL SOUTH BAY LOCATION
- IMMEDIATE ACCESS TO 710, 405 & 91 FREEWAYS
- ACCESS TO 12 MILLION PEOPLE IN 35 MILE RADIUS
- IDEAL TRANSLOAD/LAST MILE FULFILLMENT SITE
- UNINCORPORATED LA COUNTY (RANCHO DOMINGUEZ)

1.8 MILES TO I-710

1.7 MILES TO I-91

1.8 MILES TO I-405

15 MILES TO LAX

6 MILES TO PORT OF LONG BEACH AND LOS ANGELES

16.5 MILES TO DTLA

7.5 MILES TO LONG BEACH AIRPORT



CROWN ASSOCIATES REALTY, INC.  
Real Property Investments



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