

# 507-531 E EUCLID AVENUE

COMPTON • CA 90222

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



**FOR LEASE**  
**±71,929 SF INDUSTRIAL BUILDING**  
**ON ±108,032 SF OF LAND**

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles  
CORP ID 02174865  
Lee & Associates | Commerce  
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## PROPERTY HIGHLIGHTS



10 Dock High  
Loading Positions



2 Ground Level  
Loading Positions



Bonus ±6,000 SF  
of Covered  
Storage/Loading



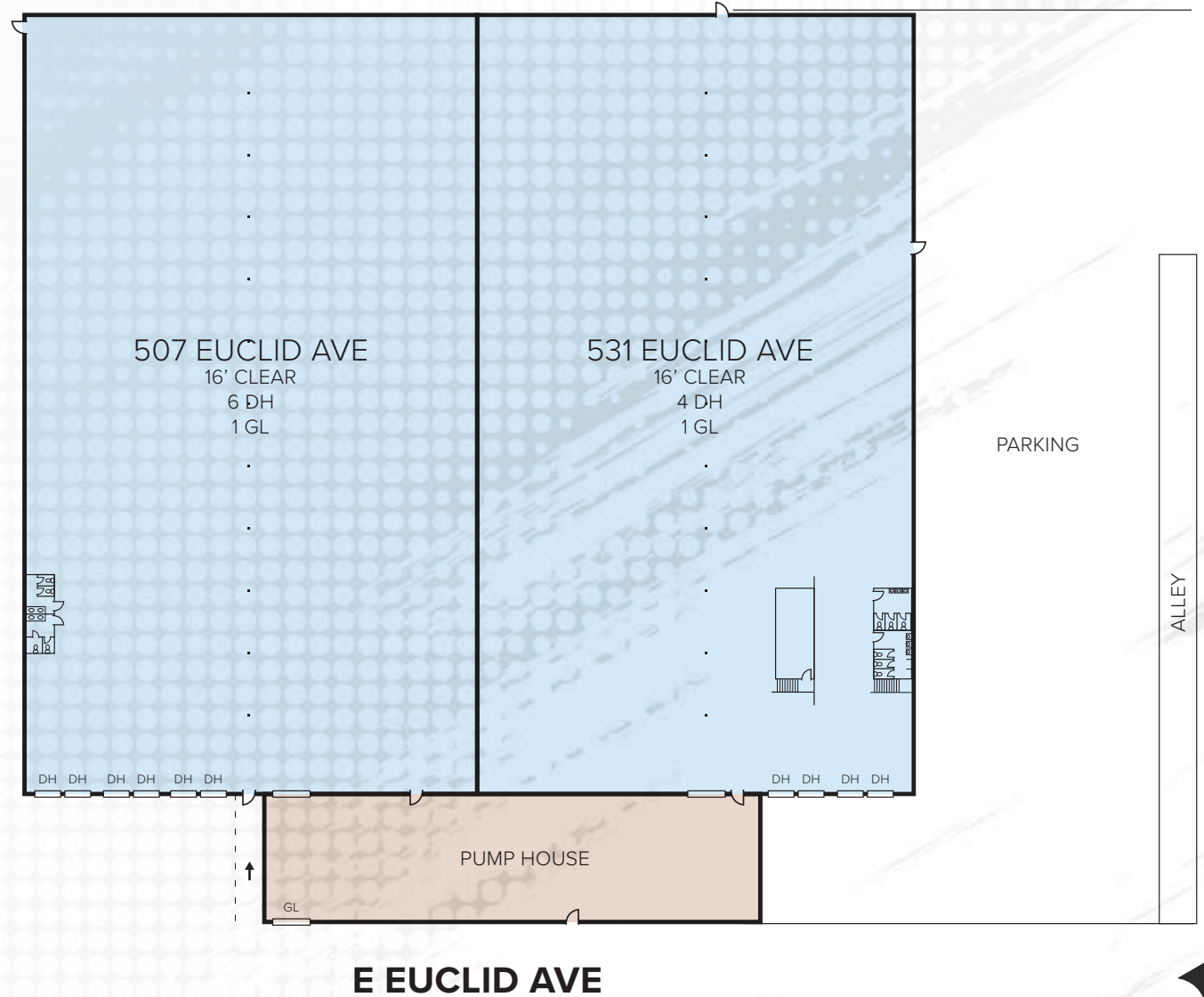
Flexible Term

Located at 507–531 E Euclid Ave, Compton, CA, the 105 Freeway Distribution Center offers 71,929 SF on a 2.48-acre lot, featuring 16' clear height, 10 dock-high doors, 2 ground-level doors, and 6,000 SF of covered loading/storage. The property includes a fenced yard, 80 parking spaces, and heavy power, making it ideal for warehouse and distribution use.

# PROPERTY INFORMATION

Available SF	±71,929 SF
Prop Lot Size	±108,032 SF
Office Size	±1,150 SF
APN	6169-027-014,021,025
Zoning	MH
Year Built	1961
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	4
Clear Height	16'
DH/GL Doors	10 DH / 2 GL
Sprinklered	Yes
Power	A: 400 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Gardena / North Compton

# PROPERTY SITE PLAN



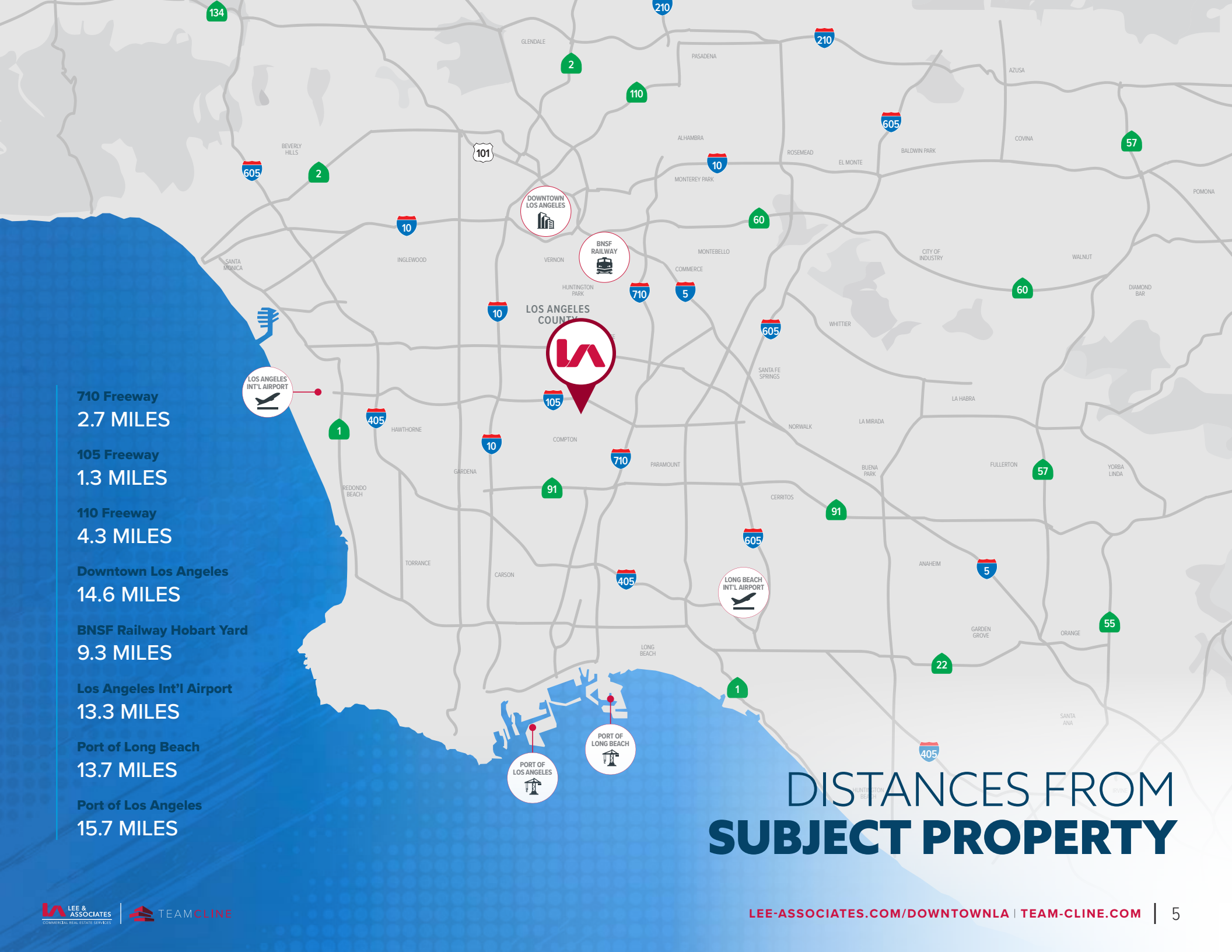
NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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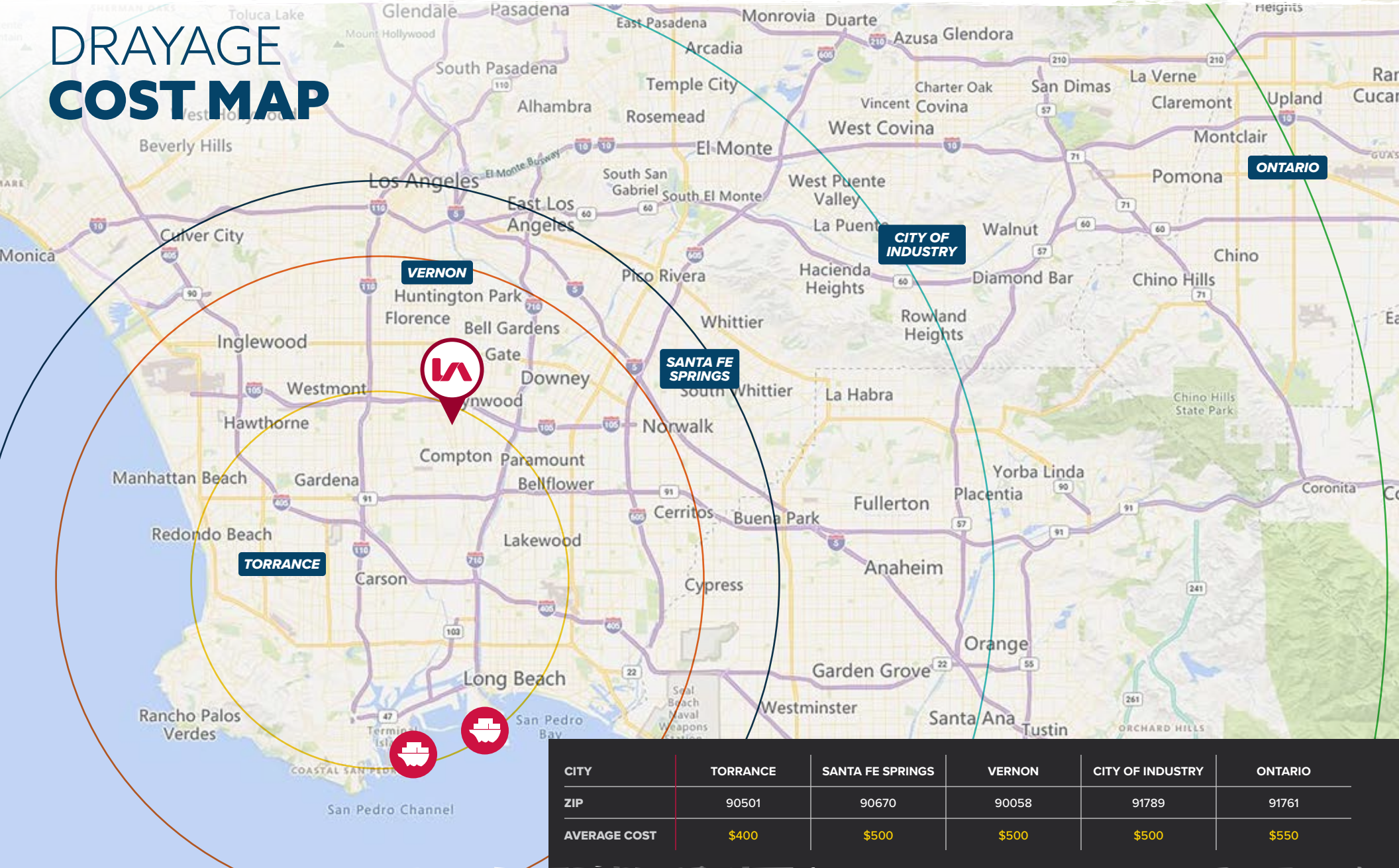
# DISTANCES FROM SUBJECT PROPERTY

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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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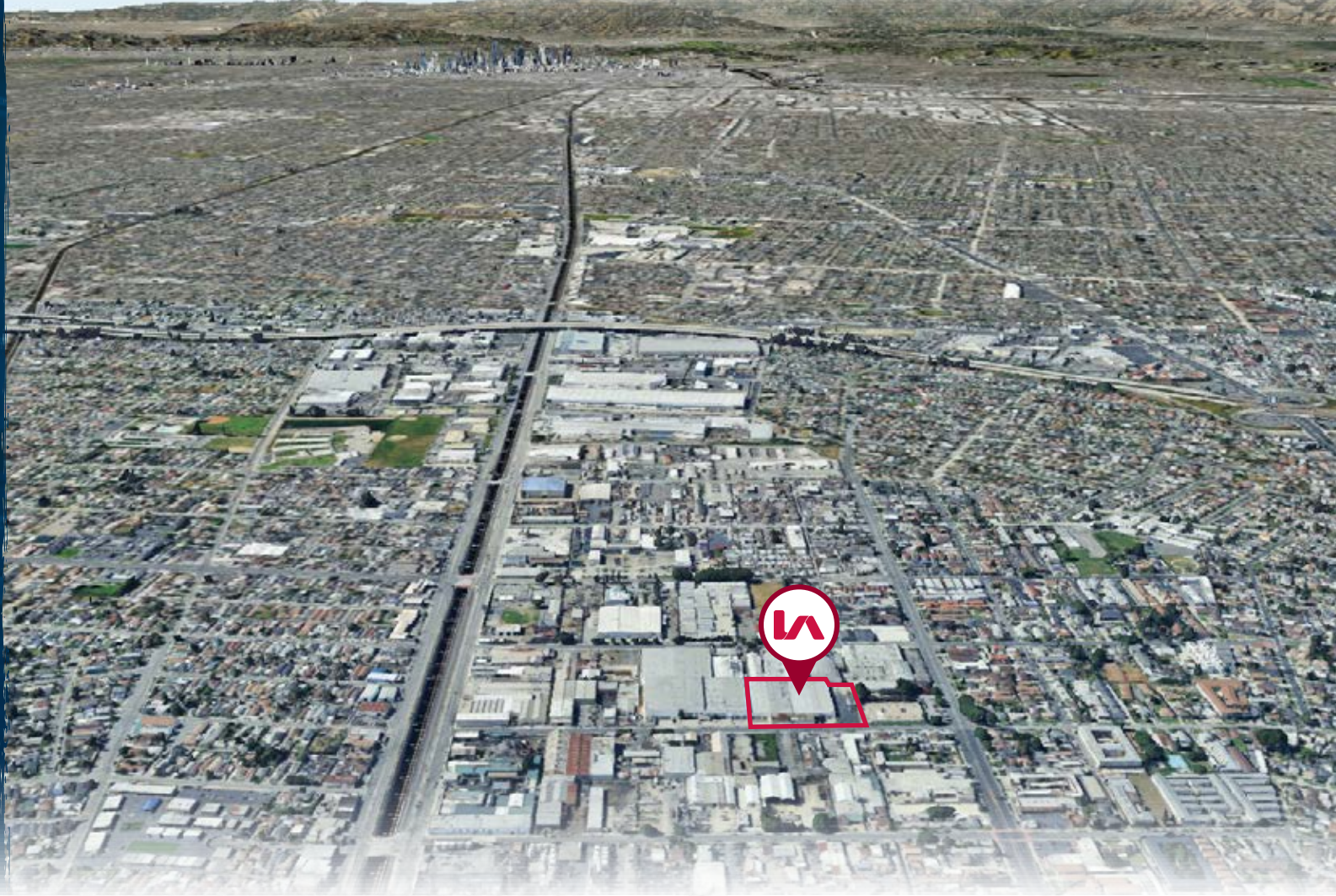
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.