

**NEWLY RENOVATED ±4,200 SF CLEAR SPAN BUILDING FOR LEASE**

**1318-1322 W COMPTON BLVD**  
**COMPTON, CA 90220**

±30,663 SF Corner Lot ±(0.7 AC) | Lease: \$0.45 NNN / Mo.

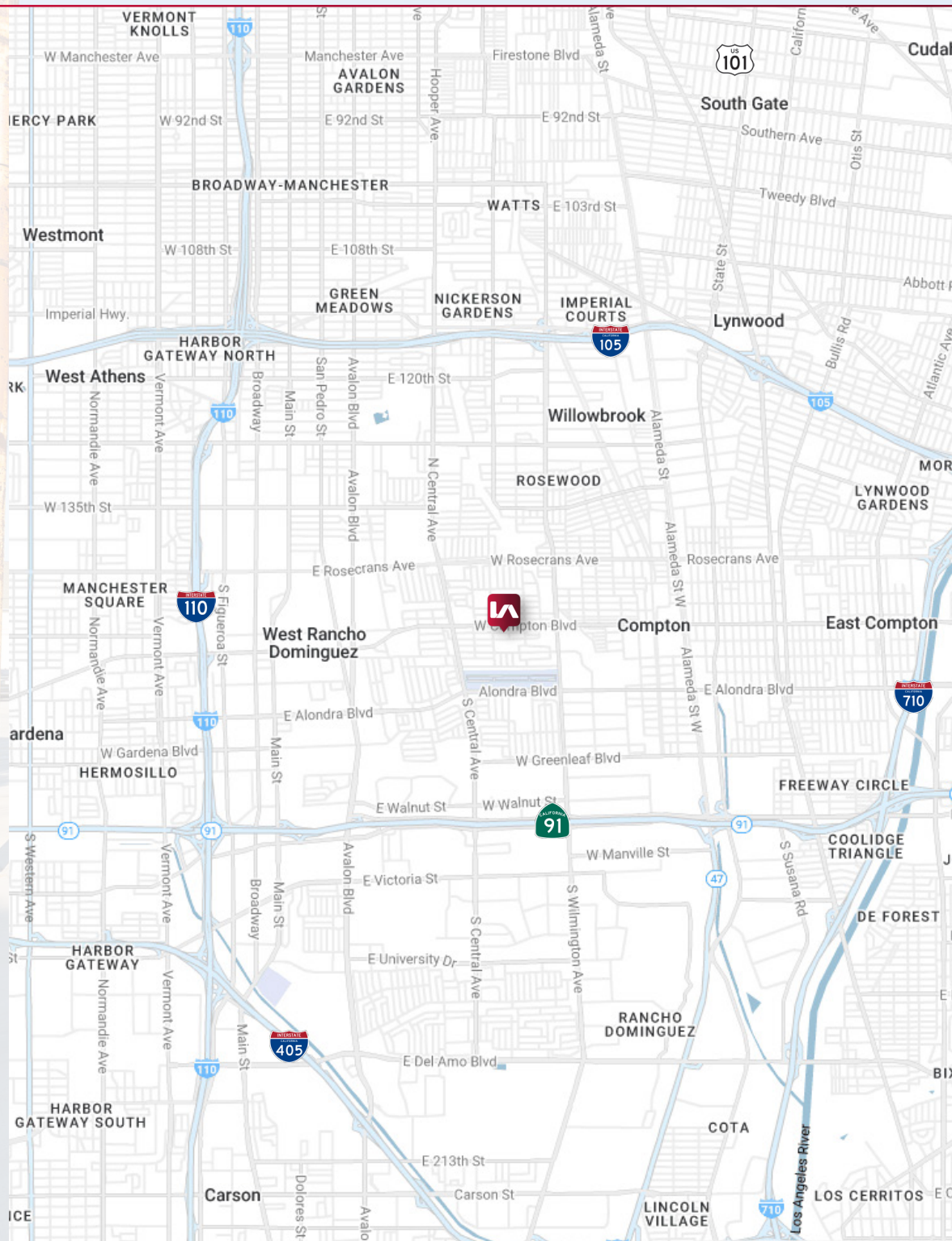
Some images shown have been digitally enhanced or modified for marketing and illustrative purposes, including the removal of vehicles and other site obstructions. Parking configurations and site conditions may vary. Prospective users should verify all information through their own due diligence.

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## PROPERTY DETAILS

**±30,663 SF (0.7 AC)  
CORNER LOT**

**±4,200 SF CLEAR  
SPAN BUILDING**

**\$0.45 NNN**  
LEASE RATE /SF/MO



Permitted for Auto Repair/Parking and Fleet and/or Truck Repair/Parking.



Brand New Concrete Yard; Fully Lit and Gated Secured Yard



Corner Lot with 3 Separate Entrances; Newly Renovated 4,200 SF Clear Span Building



Tenant has the Flexible Option to Occupy All or a Portion of the Property



One (1) Ground Level Door



Up to Date Permitting with the City; ADA Compliant



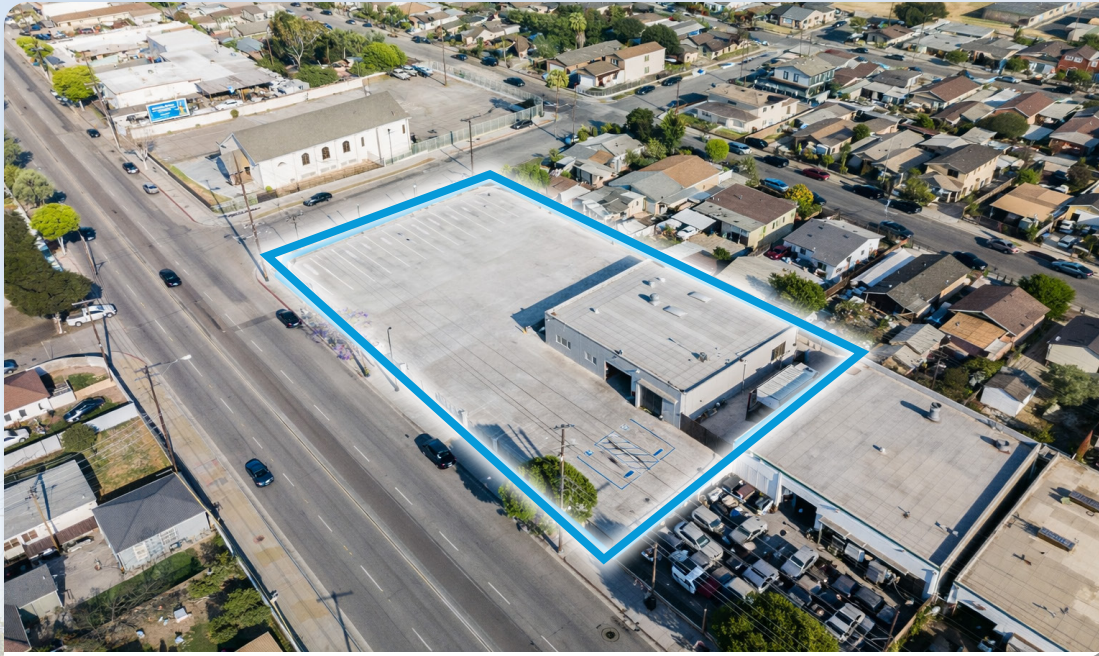
14.5' Clear Height; Zoning CL



Option to Include Two (2) Car Lifts and One (1) Heavy Truck Lift, and a Compressor, All in New Condition



# PROPERTY AERIAL AND EXTERIOR





# PROPERTY OFFICE PHOTOS



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