

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.

### Matthew Palumbo

Associate | DRE LIC 02170562

[mpalumbo@leelalb.com](mailto:mpalumbo@leelalb.com)

310.403.4254

### Trauger Ralston

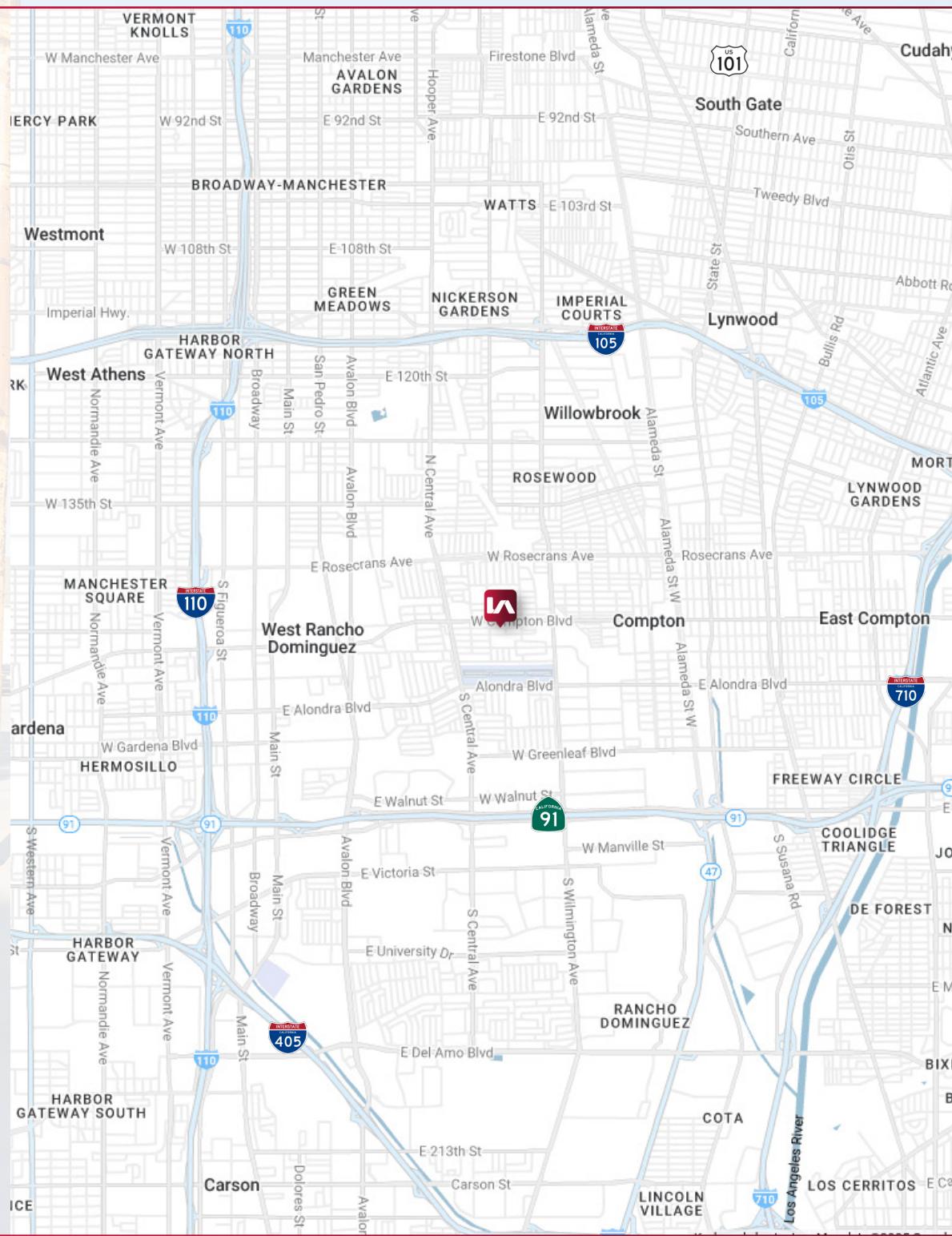
Principal | DRE LIC 01731383

[tralston@leelalb.com](mailto:tralston@leelalb.com)

310.965.1742

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 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

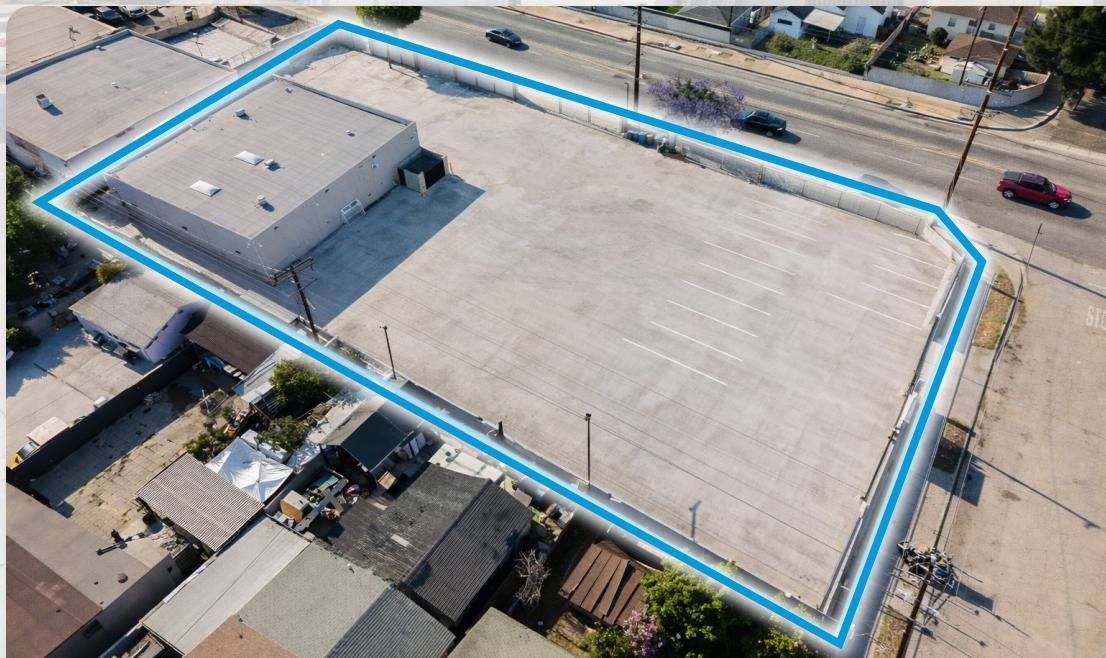
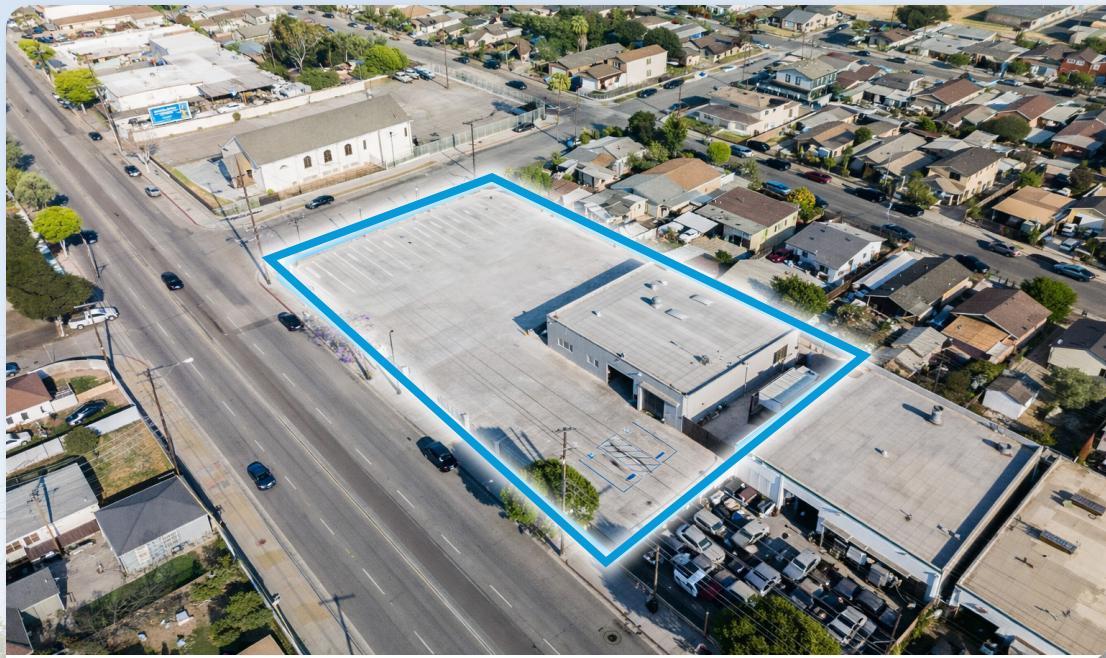


14.5' Clear Height; Zoning CL

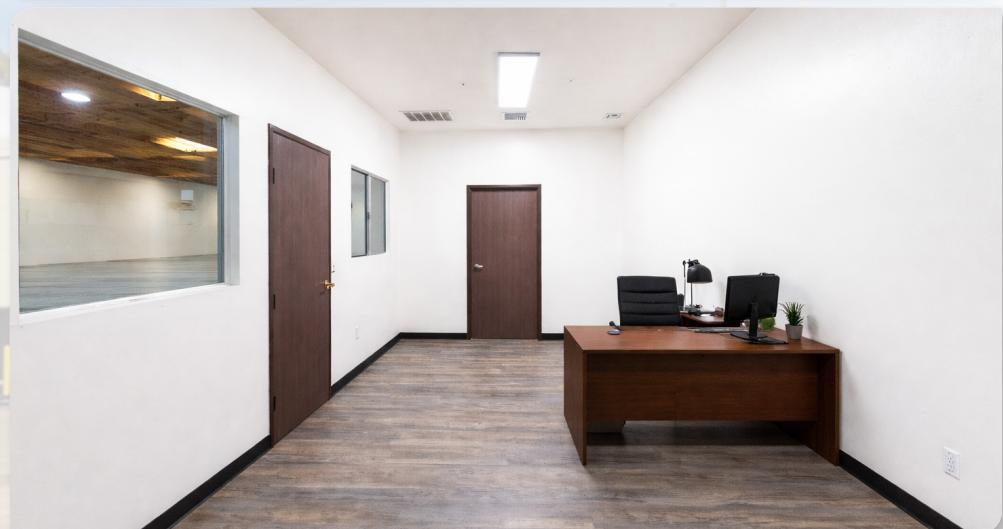
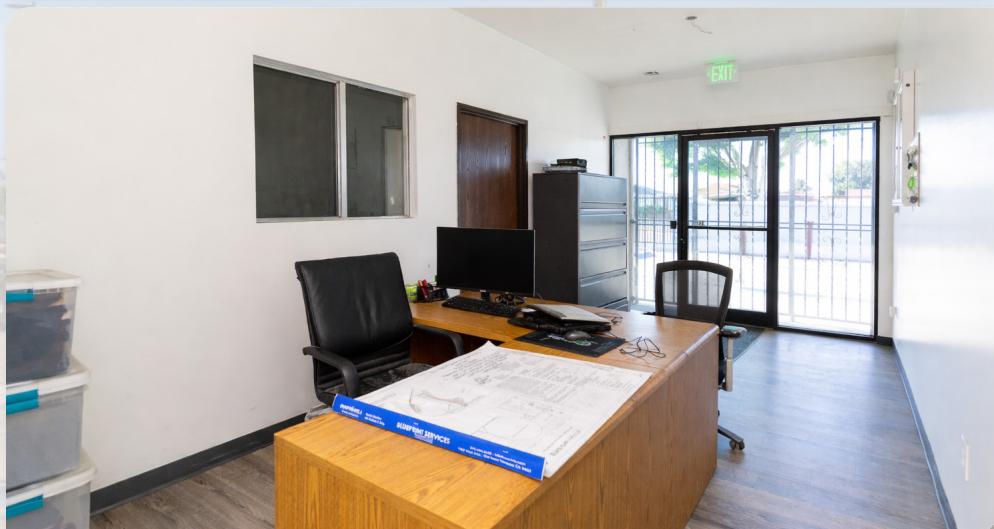


Option to Include Two (2) Car Lifts and One 1 Heavy Truck Lift, and a Compressor, All in New Condition

# PROPERTY AERIAL AND EXTERIOR



# PROPERTY OFFICE PHOTOS



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Principal | DRE LIC 01731383  
[tralston@leelalb.com](mailto:tralston@leelalb.com)  
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