

THE "PERFECT BUILDING" | IMMACULATEDLY MAINTAINED



FOR LEASE
± 25,075 SF

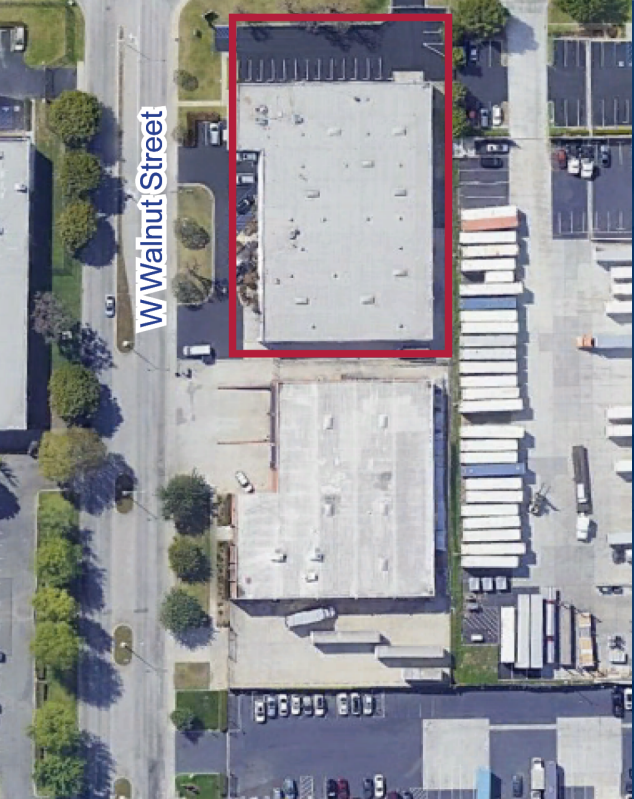
1145-1165 W. WALNUT
Compton, CA 90220

EXCLUSIVE LISTING AGENT:

Chuck Brill
Executive Vice President | Principal
P: 310.538.6710 | M: 310.710.3127
chuck.brill@daumcommercial.com
CADRE #00974881

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





PROPERTY INFO

1145-1165 W. WALNUT

Industrial Property | ± 25,075 SF



Rent

\$1.70 SF/Month

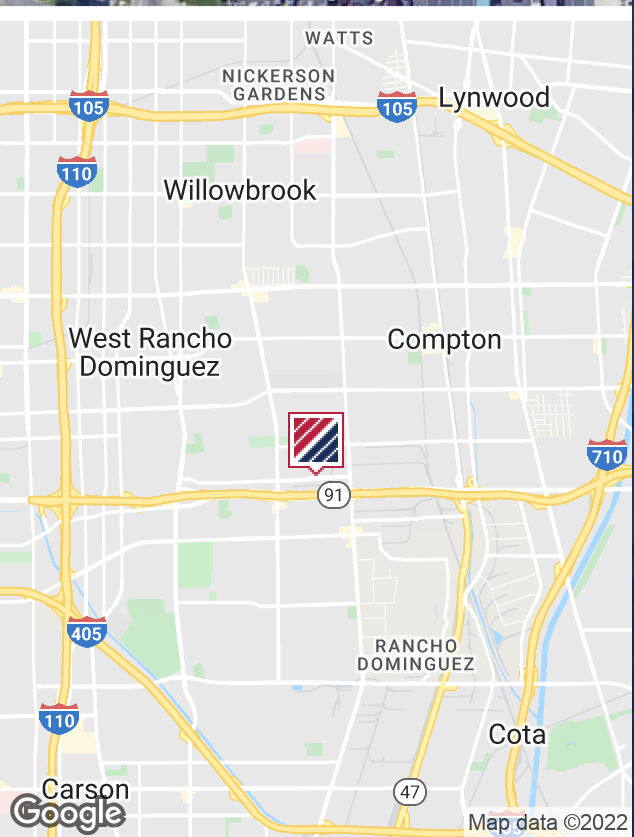


Term

3-5 Years

PROPERTY FEATURES

- The "Perfect Building" Immaculately Maintained
- 3-5 Years
- 18 ½-20 FT Clear | 400 Amps | 4DH & 2 GL Positions
- \$0.08/SF Common Area Maintenance Fee
- High Image Building With Corner Location
- 3,500 SF Office Space, Plus 500 SF Bonus Mezz Office & 3,000 SF Mezz Storage, Both at No Charge
- Well Distributed Power With Dropcords



25,075 SF
BUILDING SIZE



3,500 SF
OFFICE SPACE



18 ½-20 FT
CLEAR HEIGHT



25
PARKING SPACES

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1145-1165 W. WALNUT

Industrial Property
West Rancho Dominguez
25,075 SF

DAUM
COMMERCIAL REAL ESTATE SERVICES

SUBJECT PROPERTY



RANCHO DOMINGUEZ

LONGWOOD

SUTTER

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25,075 SF Compton, CA 90220

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