



FOR LEASE

575 W. Manville Street, Compton, CA 90220

AVAILABLE ±90,000 SF Industrial Building

\$TBD / Month NNN



PROPERTY FEATURES

AVAILABLE SF	±90,000
LAND SF	159,039
OFFICE SF	12,746
PARKING	110
LOADING	1 GL Door 18 DH Positions
MIN. CEILING CLEARANCE	22'
POWER	800A, 277/480 V, 3P, 4W
SPRINKLER SYSTEM	.60/5,000
YEAR BUILT	1979
CONSTRUCTION	Tilt-Up
ZONING	COMH

Occupancy: March 2027

HIGHLIGHTS

Exceptional Warehouse/Manufacturing Facility
Quality Office Space
123' - 142' Truck Court
Fenced and Secured Yard
Roof Recently Recoated/Silicon Treatment
Up to 40 Container Parking Spaces
Estimated Operating Expenses ± \$.36/SF Month

MILES TO

Los Angeles International Airport	10
Long Beach Airport	6
Los Angeles & Long Beach Ports (both)	9

IMMEDIATE ACCESS TO

91, 710, and 405 Freeways

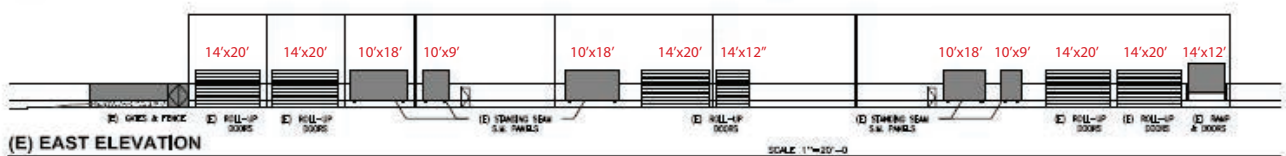
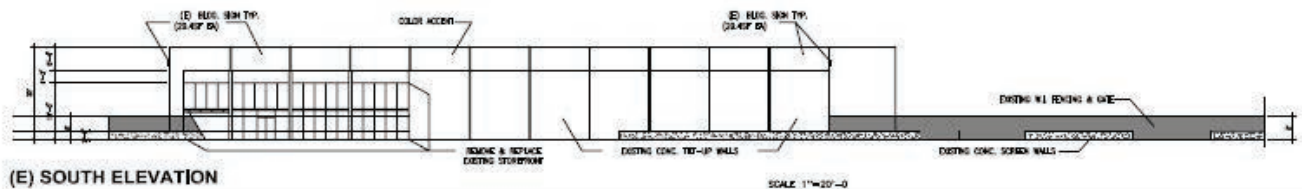
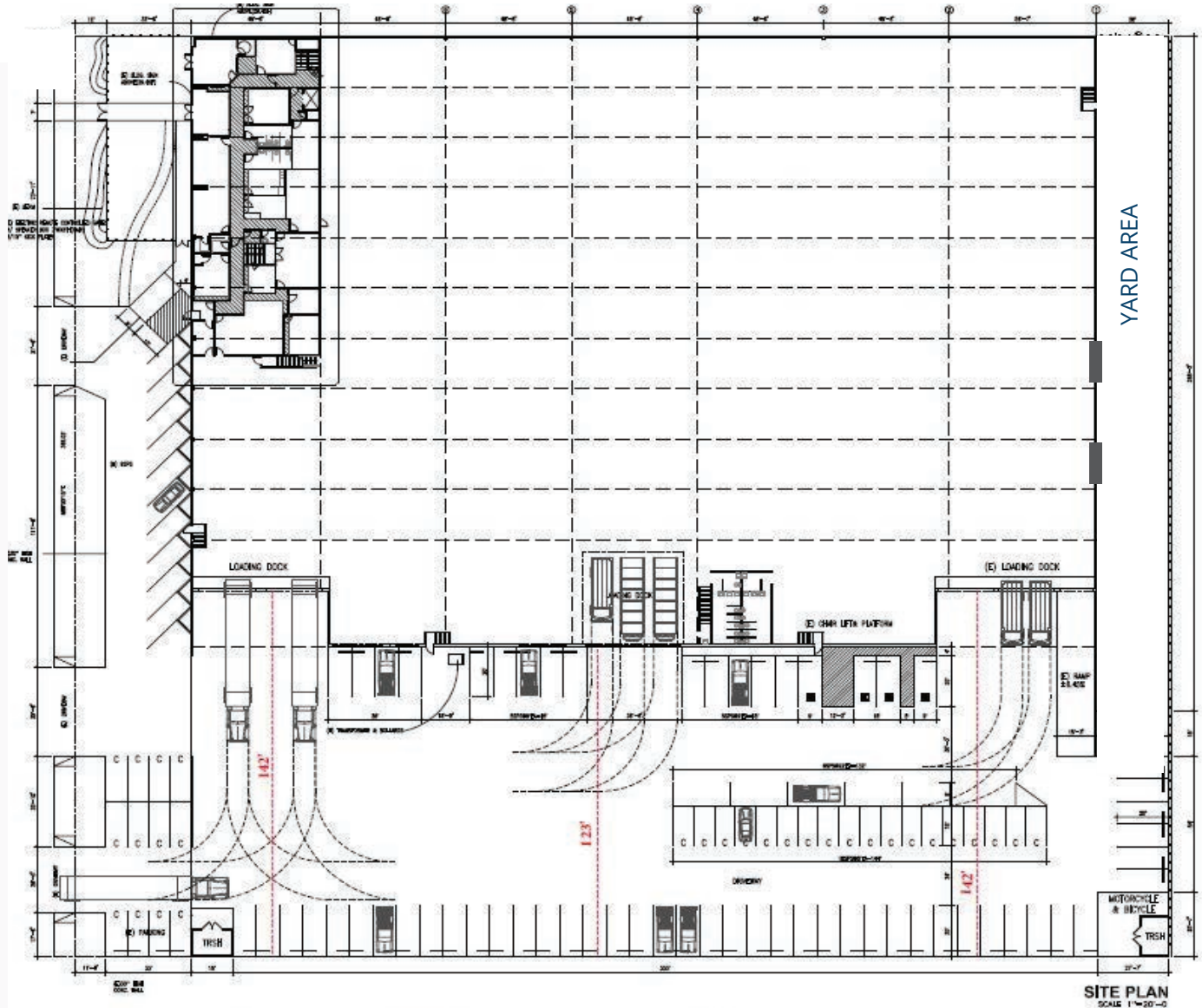
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FOR LEASE

575 W. Manville Street, Compton, CA 90220

SITE PLAN



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



FOR LEASE

575 W. Manville Street, Compton, CA 90220

PHOTOS



**FOR
MORE
INFORMATION**

ED WHITEMORE
ewhittemore@lareminc.com
D 310.436.6482
DRE# 00935219

COLIN LANCASTER
clancaster@lareminc.com
D 310.436.6488
DRE# 02197733

MATT GINOCCHIO
mginocchio@lareminc.com
D 310.436.6483
DRE# 01777208

DIMITRI PETRAKIS
dpetrakis@lareminc.com
D 310.620.8770
DRE# 02208946

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

 310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993