



FOR LEASE

3131 E Maria Street, Rancho Dominguez, CA 90221

AVAILABLE 66,075 SF Warehouse

\$1.15/SF Gross + OPEX \$.06/SF



FEATURES

Available Square Footage	66,075
Land Square Footage	108,465
Total Office	5,044
Parking	70
Loading	1 (8' x 10') GL Door (via ramp) 12 (8' x 10') DH Doors
Minimum Ceiling Clearance	21' - 23'
Power	600 Amps, 277-480V, 3P, 4W
Sprinklers	Yes
Year Built	1969
Construction	Brick
Zoning	CAMH

HIGHLIGHTS

- Desirable Unincorporated LA County Location
- Fenced Truck Court
- 12 Dock High Loading Doors
- Opex: \$.06/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	18.7
Long Beach Airport	6.7
Los Angeles & Long Beach Ports (both)	11.2

IMMEDIATE ACCESS TO

- 710 and 91 Freeways
- Alameda Corridor



WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481

wbabi@lareminc.com



MATT GINOCCHIO

Cal DRE Lic# 01777208

310.436.6483

mginocchio@lareminc.com



JAY JASAITIS

Cal DRE Lic# 00865169

310.436.6487

jjasaitis@lareminc.com

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

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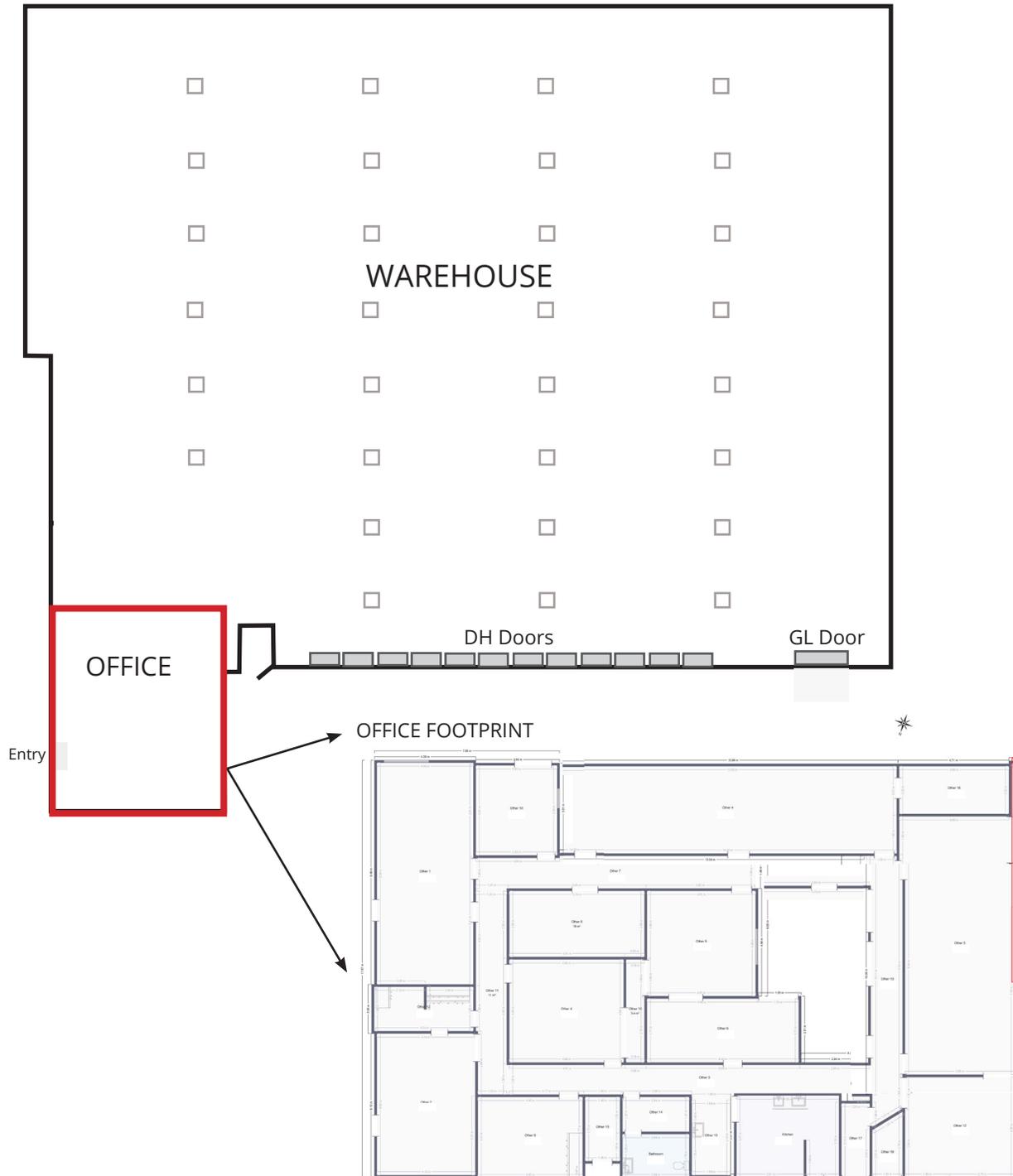
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FLOOR PLAN



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